

# Rolling Hills

CHARMING ESTATES



Ref: TCR-014

Toscana - Arezzo - Arezzo

PRICE: 2.340.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 1200.00 Mq

Bedrooms: 15

Bathrooms: 13

Swimming-pool: 1

Land: 5.5 ha

Historic mansion with swimming pool for sale close to Arezzo.

Ancient mansion for sale located few km from Arezzo. This completely restored property includes a heated swimming pool, a guesthouse and an outbuilding arranged over two floors, used as a depot, for a total of 1200 sq.m, 15 bedrooms, 13 bathrooms and 5.5 ha plot with vineyard and olive grove.

The complex, surrounded by a parkland with centuries-old trees and with a lovely view over the countryside, is just 1 km from the nearest village, which can be also reached on foot. There you can find cafés, supermarket, bank, restaurant etc.

The main building is a completely restored historic mansion of 800 sq.m, arranged over 4 floors. It comprises a cellar and, on the ground floor, a hallway, two sitting rooms, kitchen with dining room. The bedrooms are on the first and second floor, for a total of 12 bedrooms and 8 bathrooms.

The 200-sq.m guesthouse is arranged over two floors and it is divided into two apartments. The first one is composed of a kitchen- sitting room, 2 bedrooms and 1 bathroom, the other one comprises a kitchen- sitting room, a bedroom and a bathroom.

ENERGY CLASS "C"; EPI (Energy Performance Index) 56, 61 KWh/sq.m per year

The property includes a 200 sq.m restored brick outbuilding arranged over two floors and currently used as a depot.

The entire complex was subjected to accurate restoration works finished in 2014.

The plot is about 5.5 ha and it is divided into a parkland with century-old trees, vineyard, orchard, olive grove and a 20 kW photovoltaic system.

DISTANCES: The estate is 1 km from the nearest village and in just 16 km (20 min), you can reach Lucignano and Arezzo. The nearest airports are Florence (75 km, 1 h), Pisa (160 km, 1h 50 min) and Rome (200 km, 2h).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com), to describe the characteristics of your ideal home. We will be glad to help you realize your dream!

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