

Rolling Hills

CHARMING ESTATES



Ref: TCR-094

Toscana - Arezzo - Foiano della Chiana

PRICE: 3.700.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 460.00 Mq

Bedrooms: 7

Bathrooms: 10

Swimming-pool: 1

Land: 5 ha

For sale luxury villa, equipped with all the latest comforts, in the countryside of Arezzo, Tuscany.

The Villa has an extension of 465 sqm, for a total of 7 bedrooms, 10 bathrooms, 50.000 sqm of land, with olive trees and beautiful ornamental plants.

The property is composed of a main Villa and a dependence.

The Villa (465 sqm) is on 3 floors.

At the basement there are a solar greenhouse, a living room/ dining room, an extended kitchen, two bedrooms with private bathrooms, a laundry, fitness area, a storage and a garage.

The ground floor is composed of a bedroom with private bathroom, 3 extended living rooms and a bathroom.

At the first floor there are 3 bedrooms with private bathrooms and a studio.

The property is completed by an enchanting dependence (60sqm), composed of a kitchen, a dining room, a bedroom and a bathroom. This property has also some extra surfaces, in fact there are a 80 sqm garage, 160 sqm of porches and 280 sqm of technical rooms, so the entire property has a total surface of more than 1000 sqm.

The Villa is surrounded by 50.000 sqm of land, enriched by almost 3000 olive trees (including 300 century-old olive trees and 2700 intensive farming olive trees that produce 3000 lt of Extra Virgin Olive Oil per year), a landscaped garden, beautiful ornamental plants and a gorgeous 6X12 pool with salt purification system.

STATE AND FINISHES

The building is in perfect conditions.

Here were used only natural materials, like floors on solid oak wood, kitchen and bathrooms of travertine.

The heated overflow-infinity pool has a salt purification system, and it has been covered with anti-abrasive material.

All indoor and outdoor lighting is LED.

The Villa has a "controlled mechanical ventilation", which consists in changing constantly the air, that is refreshed, purified and pumped back with a constantly controlled temperature.

Other luxury comforts of this villa are: jacuzzi, alarm system with video surveillance, steam room, chromotherapy, and tanning booths.

SERVICES AND UTILITIES

The underfloor heating system is completely independent and it has been realized with heating pumps and pellet fireplace.

The water is supplied by the public water system.

The property has also a 10,78 KW photovoltaic system.

USES AND POTENTIALITIES

This beautiful object can be used as a private residence, so that you can enjoy all this luxury comforts in a lovely Tuscan location.

Thanks to its shape, the Villa can also become a touristic accommodation.

LOCATION

The property is only 900 mt from the nearest town, where you can find all the necessities, but it is also quite close to the most important touristic towns like:

Cortona (8 km), Montepulciano 16 km, Arezzo 25 km, Siena 36 km e Florence 75 km.

The nearest airports are the one in Perugia (60 km), and the one in Florence (85km).

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