

Country houses for Sale in Arezzo (AR)

2.300.000 €

Ref: CA373T



Size: 1000 sqm

Field: 23 ha

Rooms: 35

Bedrooms: 16

Bathrooms: 16

Swimming pool:

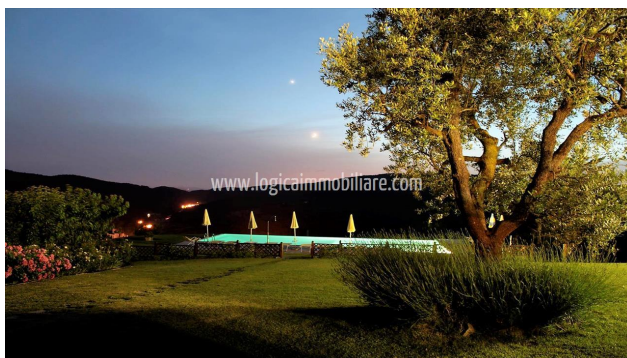
Privata

Energy class: G

IPE: 175

In the countryside of Arezzo, in a private and panoramic position, a beautiful property consisting of a small medieval village, completely renovated while retaining its architectural charm, for a total area of about 1000 square meters with 23 hectares of land, a panoramic swimming pool and an enchanting view. The entire 'borgo' has been completely restored by making the whole property extremely comfortable and modern: 'cotto' floorings, insulated roof with the original tiles, chestnut wooden double-glazed window fixtures, foundations and ventilated slabs. It's a real estate of about 910 sqm structured as follows: at the ground floor a wide professional kitchen, a large suggestive restaurant room, two guests apartments and a studio. At the first floor seven bedrooms with en-suite bathrooms and the living area of the master apartment. At the second floor four bedrooms with en-suite bathrooms and the sleeping area of the master apartment. In one of the annexes there is a brand new Spa with Finnish sauna, whirlpool spa bath, Turkish sauna, multi-sensory shower and relax area. There's a lovely panoramic swimming pool overlooking the valley, with Kieselguhr salt filter, next to a 40 sqm annex meant for the guests, where they can enjoy relaxing moments. The property is nearly completely independent regarding its energy supply, since it has photovoltaic solar panels of 26 KW, two wells accumulating about 2.000 liters of water, which is being heated thanks to solar panels, besides there is an extremely innovative heating system with a wood boiler, very efficient. This meticulous and peculiar research for high energy efficiency allows the facility to work perfectly during winter. The land belonging to this property is about 23 hectares divided in woodland, olive groves, chestnut grove and arable land. It is only 10 km away from the center of Arezzo, it takes less than an hour to reach the international airport in Florence and about two hours to reach Rome Fiumicino.





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