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# SPLENDID VILLA ON THE HILLS OF AREZZO NEAR TO CORTONA

STRADA COMUNALE DI CAMPRIANO, AREZZO



 Bedrooms .....	3
 Bathrooms .....	3
 Square meters .....	300.00

## Description

Splendid Villa on the hills of Arezzo and 30 km from Cortona in an exclusive context with panoramic views of Arezzo, surrounded by greenery, the villa is accessed via a paved road for the owners of the surrounding villas only, an estate with horses and a small lake in the valley home. Its North / East position makes it always exposed to the sun and covered from the winds.

The farmhouse is completely in ancient stone, including all the fence that delimits the property, the porch and the various details of the various entrances. The roof tiles are also original.

The surface of the villa is 300 m2 spread over two levels plus a 6000 m2 garden with secular trees, lawn and ornamental plants, a 660 m2 tennis court with a 30 m2 annex used as a changing room with showers, which can easily be transformed into pool. Covered under a loggia 100 m2 of garage, 20 m2 of cellar and 20 m2 of technical rooms, as well as a 90 m2 veranda.

The interior of the villa consists of: on the ground floor a triple room with fireplace, TV area and dining table, eat-in kitchen, hallway, laundry area. On the first floor triple living room also with fireplace, dining room dining and relaxation area, in the sleeping area three double bedrooms and two bathrooms.

The whole property has been recently renovated, elegantly finished with terracotta and parquet that respect the rustic style but also with modern details of value.

The property is equipped with electric central heating, pellets, wood-burning fireplaces. Equipped with a perimeter alarm and a well for watering the garden. The villa is well connected to public services, first and second necessities, health and schools. Immediately habitable.





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