



## Excellent 4 Bed House & Separate Apartment for Sale In Arezzo Tuscany



### Informazioni sull'Agente

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Experience since:	2002
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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 425,372.07

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Tuscany
Città:	Arezzo
Indirizzo:	Località S. Biagio alla Rassinata, 23
Cap:	52100
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### Descrizione:

Excellent 4 Bed House & Separate Apartment for Sale In Arezzo Tuscany Italy

Esales Property ID: es5554646

### Property Location

San Biagio alla Rassinata 22 and 27  
Arezzo  
52100  
Italy

### Property Details

An Unrivalled Tuscan Dream: Exquisite Farmhouse and Charming Cottage Retreat in Arezzo



Imagine owning a piece of the timeless Tuscan dream, a secluded haven nestled amidst rolling hills, ancient forests, and verdant valleys. This exceptional property, located in a tranquil rural setting just 12 kilometres from the charming town of Palazzo del Pero in the heart of Tuscany, Italy, offers a rare opportunity to acquire a versatile estate comprising both a spacious main farmhouse and a delightful, independent cottage apartment. With a combined floor space of 250 square metres set within an expansive 2,100 square metres of private land, this enchanting estate provides the ultimate blend of authentic Italian charm, modern comfort, and breathtaking natural beauty. Whether you seek a permanent residence, a luxurious holiday home, or a lucrative rental investment, this property represents an unparalleled opportunity to embrace the quintessential Tuscan lifestyle at an asking price of £310,000.

### The Heart of the Estate: A Spacious Tuscan Farmhouse

The main farmhouse, boasting a generous 198 square metres of living space, is a testament to classic Tuscan architecture seamlessly blended with contemporary convenience. As you approach, the rustic elegance of its exterior hints at the warmth and character within. Stepping over the threshold, you'll discover a thoughtfully designed interior that maximizes natural light and celebrates the surrounding landscape. This principal residence offers an abundance of room, perfect for family living and entertaining guests.

The farmhouse generously provides three well-appointed bathrooms, two of which are en-suite to the main bedrooms, ensuring privacy and comfort for residents. The layout flows gracefully, connecting spacious common areas with intimate private retreats. The property's design encourages a relaxed indoor-outdoor lifestyle, with windows framing picturesque views and inviting the Tuscan breeze inside. Every detail, from the potential for original exposed beams to the rich hues of traditional terracotta flooring, contributes to an atmosphere of timeless Italian charm. The generous floor plan allows for various configurations to suit your needs, whether it's creating a dedicated study, a cozy reading nook, or an expansive formal dining area for grand family gatherings.

### An Idyllic Sanctuary: The Independent Cottage Apartment

Adding an extraordinary dimension to this Tuscan estate is the charming separate cottage apartment, encompassing a comfortable 51 square metres. This self-contained unit offers complete independence, making it an invaluable asset. It features its own private en-suite bedroom, providing a private and comfortable space for guests, extended family, or even as a dedicated artist's studio or home office. The cottage's thoughtful design ensures a harmonious blend of functionality and charm, offering a cozy living area and a private bathroom.

The inclusion of this separate dwelling presents a myriad of possibilities. It could serve as a highly desirable holiday rental, generating substantial income and allowing others to experience the magic of Tuscany. Alternatively, it provides the perfect arrangement for multi-generational living, offering privacy while keeping loved ones close. Its independent nature ensures that both the main house and the cottage can function autonomously, enhancing the property's overall versatility and appeal.

### Private Paradise: Expansive Grounds and Breathtaking Views



The total property spans an impressive 2,100 square metres of land, meticulously maintained and designed to embrace the glorious Tuscan climate. At the heart of this outdoor oasis is a stunning private swimming pool, measuring 9 metres by 4.5 metres. This inviting pool provides a refreshing escape during warm summer days, perfectly positioned to capture the sun's rays and surrounded by ample space for sun loungers and relaxation. Imagine leisurely swims, followed by al fresco dining on a shaded terrace, enjoying the tranquility that only a rural Tuscan setting can provide.

The views from every vantage point on this estate are simply captivating. You'll be treated to idyllic vistas of the pool shimmering under the Italian sun, juxtaposed against rolling countryside, dense forests, and the expansive valley beyond. These panoramic scenes change with the seasons, from the vibrant greens of spring to the golden hues of autumn, offering a constantly evolving masterpiece. The sense of seclusion and connection to nature is profound, making this property a true sanctuary away from the hustle and bustle of modern life. Pathways winding through lush gardens, fragrant Mediterranean flora, and mature trees enhance the estate's natural beauty, inviting peaceful strolls and moments of quiet contemplation.

### Embracing the Tuscan Lifestyle: Location and Investment

This exceptional property offers not just a home, but an immersion into the renowned Tuscan lifestyle. Its rural setting ensures peace and privacy, allowing you to savour the authentic rhythm of Italian country living. Yet, convenience is never far away; the nearby town of Palazzo del Pero, just 12 kilometres distant, provides essential local amenities, charming trattorias, and a taste of traditional Italian village life. Beyond that, the historic city of Arezzo, a provincial capital, is within easy reach, offering a rich tapestry of art, history, and culture, along with a wider range of shops, services, and transportation links.

The asking price of £310,000 represents a remarkable opportunity to own a significant property in one of Italy's most coveted regions. Given the combined living space, the generous land plot, the private pool, and the invaluable addition of a separate cottage apartment, this estate offers exceptional value. Whether you dream of residing permanently in Italy, establishing a picturesque holiday retreat for family and friends, or leveraging the property's dual living spaces for lucrative rental income, this Tuscan gem provides the perfect foundation. Its blend of classic charm, ample space, stunning natural surroundings, and strategic location makes it an investment that promises both personal enjoyment and strong long-term potential in the vibrant Italian real estate market. Don't miss the chance to make this extraordinary Tuscan dream your reality.

### ABOUT THE AREA

Arezzo, a captivating city nestled in the eastern part of Tuscany, Italy, is a hidden gem often overshadowed by its more famous neighbours like Florence and Siena, yet it offers an equally rich tapestry of history, art, and authentic Italian charm. With roots stretching back to Etruscan times, Arezzo boasts a storied past that is evident in its well-preserved medieval and Renaissance architecture. The city's elevated historic centre, with its winding cobblestone streets, ancient churches, and elegant palazzi, provides a picturesque backdrop for daily life and a true sense of stepping back in time. Arezzo is particularly renowned for its artistic heritage, being the birthplace of figures such as the poet Petrarch, the architect and art historian Giorgio Vasari, and contributing to the work of the great Renaissance



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master Piero della Francesca.

Culturally, Arezzo pulses with tradition and a vibrant local spirit. Its most iconic landmark is the sloping Piazza Grande, a unique trapezoidal square that serves as the heart of the city's events. This magnificent piazza is framed by architectural wonders from different eras, including the Loggiato Vasariano, designed by Giorgio Vasari himself, and the Romanesque Church of Santa Maria della Pieve with its distinctive 'tower of a hundred holes.' Arezzo is also famous for its Antique Fair, the largest and oldest in Italy, which transforms Piazza Grande and the surrounding streets into an open-air market on the first Sunday of every month and the preceding Saturday. Another highlight is the Giostra del Saracino (Saracen Joust), a thrilling medieval jousting tournament held twice a year, drawing crowds with its historical costumes, horsemanship, and competitive spirit.

Beyond its historical and artistic treasures, Arezzo provides a comfortable and authentic Tuscan lifestyle. The city offers a delightful array of amenities, including charming trattorias serving traditional Aretine and Tuscan cuisine, quaint cafes, local artisan shops specializing in gold and silver jewellery (for which Arezzo is also famous), and modern conveniences. Its position in eastern Tuscany makes it an excellent base for exploring the wider region, with easy access to the picturesque valleys of the Arno and Tiber rivers, the forested landscapes of the Casentino, and charming hill towns like Cortona and Anghiari. The city maintains a more relaxed pace compared to larger tourist hubs, allowing visitors and residents to truly immerse themselves in the local culture and enjoy a genuine Italian experience.

For travellers planning to visit Arezzo, the city does not have its own airport. However, it is conveniently accessible from several major international airports in Italy. The nearest and most frequently used airports are Florence Peretola Airport (FLR), located approximately 80-90 kilometres (50-56 miles) to the northwest, and Perugia San Francesco d'Assisi – Umbria International Airport (PEG), situated about 90-100 kilometres (56-62 miles) to the south. Other viable options include Pisa International Airport (PSA), roughly 140-150 kilometres (87-93 miles) west, and Bologna Guglielmo Marconi Airport (BLQ), approximately 160-170 kilometres (99-106 miles) north. Each of these airports offers good connections to European cities, and from there, Arezzo can be reached by a combination of train, bus, or rental car, with efficient rail links connecting Arezzo to major Italian cities like Florence and Rome.

## MAiN FEATURES:

- \* 249m2 of living space
- \* 2100m2 plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	4
Bagni:	4
Finito piedi quadrati:	249 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.023.928

