



Villa for sale in Arezzo

Chiassa-Tregozzano

€ 1.250.000

Ref. CBI118-1960-301467



560 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 12

This magnificent and prestigious property is located in a place of rare beauty, a few kilometers from Arezzo in a strategic position. With a total area of 520 m², the villa houses five bedrooms (including an independent apartment on the ground floor) and bright halls with bay windows overlooking the garden. Surrounded by a 2.0-hectare park, the villa can count on a well-kept garden with a 12 x 6 m swimming pool and a comfortable garage (80 m²).

The villa is spread over four levels in total. In the basement there is a spacious cellar, also ideal as a shed, and the technical room for the villa's systems.

On the ground floor, there is the entrance hall, a spacious living area with dining area, the kitchen and a service bathroom. With independent access on the opposite side of the building, a small independent apartment (two bedrooms, bathroom and laundry room to be converted into a living area) completes the floor.

A staircase in the entrance leads to the first floor where the sleeping area of the house is located: here there is a private study/library, the master bedroom with en-suite bathroom and exclusive panoramic terrace and two bedrooms with shared bathroom in between. On the second floor you reach the attic, partially usable, equipped with a small service toilet.

The building, built in 1966, underwent a complete renovation between 2011 and 2012 with a complete makeover of the systems and fixtures for better energy efficiency. Other interventions involved the roof and the eaves, replaced with new pieces in compliance with the law. A new condensing boiler was also installed at the same time.

The villa is characterized by modern and simple shapes with some recovered historical elements, among which the engraved stone



fireplace stands out. The rooms are characterized by large windows which make the villa very bright and welcoming and allow you to go out into the garden from most of the rooms on the ground floor.

A spacious garage (70 m2), built during the renovation, allows you to comfortably shelter up to three cars.

The villa is surrounded by a beautiful garden of about 2,500 m2, with attention to every detail and entirely fenced. Immediately below the house is the 12 x 6 m swimming pool with stone solarium and wooden pergola, ideal for relaxing poolside breakfasts.

On the opposite side of the villa is the entrance to the property which opens onto a gravel driveway which leads to a parking area where several cars can be parked (in addition to the three spaces in the garage).

In total, the grounds of the property cover approximately 2.0 hectares.

Certification

Energy Class: G

EPgInr: 175.00 kwh/□

Features

Property ID: CBI118-1960-301467	Contract: Sale
Categoria: Villa	Address: chiassa superiore
Zip Code: 52100	Municipality: Arezzo
Zona: Chiassa-Tregozzano	Total sqm: 560 sq.m.
Bedrooms: 5	Bathrooms: 5
Rooms: 12	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Parking space: Carport
Date of construction: 1966	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 2.500 sq.m.
Kitchen: Regular Kitchen	Garage: for four cars, 70 sq.m.
Terrace : 60 □	Tv Antenna : Autonomous
Porch : 40 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Shower	Aluminum Frames
Predisposition for Alarm	Safe-Deposit Box
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten



Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



















