



Category: Farmhouse

Location: Arezzo

Province: Arezzo

Rif: 464

Premises surface: 550

Price: 499.000,00

Reference: 464

N° bagni: 5

N° Camere: 7

Historic Villa for Sale near Arezzo, Tuscany with Guest House and 5 Hectares - Italy Real Estate In a hilly and panoramic location, just 10 minutes from the center of Arezzo, we offer for sale a charming period villa from the 1930s with a guesthouse, private land, and spacious outbuildings. The property is located in a secluded setting, surrounded by greenery, with open views of the surrounding landscape and a rare combination of privacy, size, potential for development, and proximity to amenities. It is an ideal solution for those seeking to purchase a historic villa in Tuscany, just a short distance from one of the region's most elegant and historic cities. The main villa retains the authentic charm of early 20th-century stately homes: impressive volumes, large windows, generous spaces, a grand internal staircase, bright rooms, and architectural details that convey an elegant, understated, and timeless lifestyle. The property requires renovation, but this very characteristic makes it particularly attractive for those seeking to personalize a prestigious residence in Tuscany, or develop a charming accommodation facility, a country house, a private guesthouse, or a high-potential real estate project. The property comprises a main villa of approximately 380 square meters, a guesthouse of approximately 160 square meters already divided into two cadastral units, various ancillary rooms, and approximately 5 hectares of private land, enriched by the presence of a natural spring and artesian wells. The total area is approximately 550 square meters, with approximately 500 square meters of usable space, distributed between the main villa, the guesthouse, and the ancillary spaces. The main villa is spread over two levels. On the ground floor, a spacious entrance hall welcomes guests and leads to the main rooms of the house. The living area includes an eat-in kitchen, a dining room, a dramatic living room, a study, a pantry, and a bathroom. The interior spaces maintain a strong historical identity and offer considerable potential for reinterpretation. The spaces can be enhanced through a renovation project that preserves the villa's original character while introducing contemporary comforts, new functional layouts, and finishes consistent with the property's standard. The first floor houses the sleeping area, consisting of a second living room with

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bedrooms, and three bathrooms with windows. The layout of the rooms makes this floor particularly suitable for both family use and a future hospitality project. The large bedrooms, multiple bathrooms, and the potential for redesigning the spaces allow for the creation of private suites, guest rooms, relaxation areas, and reception areas. Opposite the main residence is a guesthouse of approximately 160 square meters, already divided into two units: a two-room apartment on the ground floor and a three-room apartment on the first floor. This feature is of great value, as it allows the guesthouse to be used independently from the main villa. It can be used for guests, family members, staff, tourist rentals, a professional studio, a workshop, or as independent units to be integrated into a larger hospitality project. The presence of multiple buildings makes the property particularly attractive for those seeking a villa with a guesthouse near Arezzo, a residence with separate guest spaces, or a structure to transform into a charming vacation home in Tuscany. The private land, approximately 5 hectares, surrounds the property and contributes to a secluded, natural, and quintessentially Tuscan setting. The presence of a natural spring and artesian wells is an important asset, especially for those wishing to develop a project related to landscaping, gardening, hospitality, cultivation, the redevelopment of outdoor spaces, or the creation of relaxation areas immersed in greenery. The outdoor spaces offer a variety of potential enhancements: scenic gardens, outdoor dining areas, park paths, lounge areas, spaces for private events, vegetable gardens, orchards, wellness areas, or a swimming pool, subject to technical inspection and permit requirements. The property also includes a double garage, a cellar, a woodshed, and a tool shed, making it ideal for both residential use and future hospitality or light agricultural use. This period villa near Arezzo is a rare property in terms of size, location, and potential. Its proximity to the city center, combined with its panoramic hillside location, allows for private living without sacrificing the convenience of services, schools, restaurants, the train station, transportation routes, and Tuscany's main destinations. Arezzo is a city of great charm, renowned for its historic center, quality of life, artistic tradition, cultural events, antiques, gastronomy, and its strategic location between Florence, Siena, Cortona, the Val d'Orcia, Casentino, and Umbria. The property is ideal for a variety of uses: a prestigious private residence, a family home with an outbuilding, a prestigious vacation home, a charming hospitality facility, a boutique hospitality business, a real estate investment project, or a Tuscan residence requiring a customized renovation. The Manini Group can support buyers even after the purchase, offering a complete turnkey property design, renovation, and enhancement service. Thanks to its experience in the technical, real estate, and construction sectors, Manini can handle the entire process: initial technical analysis, property potential assessment, design concept, building permits, quantity surveys, contractor selection, project coordination, technical management, interior and exterior enhancement, and final handover of the renovated property. This allows buyers to go beyond simply purchasing a period villa in Tuscany, and to be supported in transforming the property into a residence that reflects their lifestyle, or into a hospitality project that enhances the property's location, size, and historical charm. Main features: Commercial area: approximately 550 m2 Floor area: approximately 500 m2 Main villa: approximately 380 m2 Annex: approximately 160 m2 Rooms: 20 Rooms: 7 Bathrooms: 5 Private land: approximately 5 hectares Natural spring Artesian wells Double garage Cellar Woodshed Tool shed Period villa from the 1930s Hilly and panoramic position About 10 minutes from the center of Arezzo Dependence already divided into two cadastral units Ideal as a private residence, representative villa, holiday home or charming accommodation facility Manini services available: turnkey design, renovation, and enhancement For more information, additional photos, floor plans, or to arrange a private viewing, please contact Manini Realty, including the property reference number.















