



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## PROPRIETÀ IN AREZZO 112



Ref: 112

Toscana - Arezzo - Subbiano

PRICE: 495.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 527.00 Mq

Bedrooms: 6

Bathrooms: 3

Swimming pool: No

Terrain: 0 ha

This beautiful 527 sqm property is on two levels and comprises a main villa with a double loggia, an annexe and a lemon house. The main villa, measuring 254 sqm, consists of a large bright living room with fireplace, a spacious kitchen, utility room and a technical room, a large living room on the upper floor leading to three bedrooms, a study and a bathroom. The 153-square-metre annexe consists of another large, bright living room, a kitchenette, three bedrooms and a bathroom, and has a very large 55-square-metre terrace that is perfectly suited for guests or as a study area. The 120 sqm lemon house has a small storage room, garage and shed. The main villa enjoys an independent entrance with an automatic gate, guaranteeing privacy and tranquillity for the owners. It is possible to access the outbuilding from another private entrance, making the complex ideal as a holiday home with the possibility of rental management. The villa and its annexes are in good condition, equipped with LPG heating and connection to the aqueduct. The property is built on a vast plot of 11600 sqm, of which 5150 sqm of olive grove with 100 trees and approximately 4890 sqm of vineyard, offering ample green space with production capacity.