



**TORRE DEL GUADO IN SANSEPOLCRO
 AREZZO**

Italy, Toscana

Price:	€ 2 100 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
Market	Resale
Bedrooms	9
Number of rooms	9
Land area	20000 m2
Area	1000 m2
Category	For sale



Impressive stone manor house for sale in Tuscany just 3 km from Sansepolcro, in the Arezzo-Cortona-Siena area. This is an excellent location within easy reach of the most characteristic towns of Central Italy such as Florence, Rome, Urbino, Orvieto, and Lake Trasimeno. The property is immersed in harmonious tuscan landscape and has recently been expertly restored and converted into an elegant and comfortable country house preserving many of the original Tuscan features and all the modern conveniences.

The L shaped stone building of approximately 1000 m² was developed over a number of centuries and encloses an original central tower dated between the 12th and 13th centuries.

The ancient charm of the villa once again shines in all it's glory thanks to a radical and rigorous programme of restoration which was undertaken with respect for the original characteristics and features of the building. It is compliant with anti-seismic norms and the criteria for thermal-acoustic insulation The restoration was completed in 2001 and has been carefully maintained since that time.

The introduction of new architectural and decorative features are harmonious with the original ones and the property is furnished with all the modern comforts. With carefully selected internal colour schemes, red-baked floor tiles, beautiful wood finishes and fabulous wrought iron work, this prestigious farmhouse offers a pleasant and intimate ambience in a picturesque tuscan landscape.

The park (about 20.000 mq) has beautifully maintained gardens, a panoramic 15X7 swimming pool, 2 wooden gazebos and a masonry barbecue area. The property is fenced with 4 big iron gates at the entrance and offers complete privacy. Inside the property, are 5 covered parking spaces and 2 owner's garages.



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Well-established activity both for renting tourist apartments and receptions for ceremonies.

As it was for the Etruscans, Cortona is located in a strategic position within easy reach of important artistic and cultural centres. The seat of an important Etruscan museum, this ancient city is located in the province of Arezzo. Its' historic centre has remained intact over the centuries with the fourteenth-century Palazzo del Capitano del Popolo, the 12th-century Palazzo Comunale, the 15th-century cathedral and the Diocesan Museum which houses famous paintings by Lorenzetti, Fra Angelico and Signorelli. Cortona has been home to the University of Georgia (UGA Cortona) for several decades and has attracted many international residents. Here, you can taste the characteristic fegatelli and tripe usually combined with a delicious red wine.

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