



Regione Toscana

# Complex “Villa Chianini” Town of Arezzo





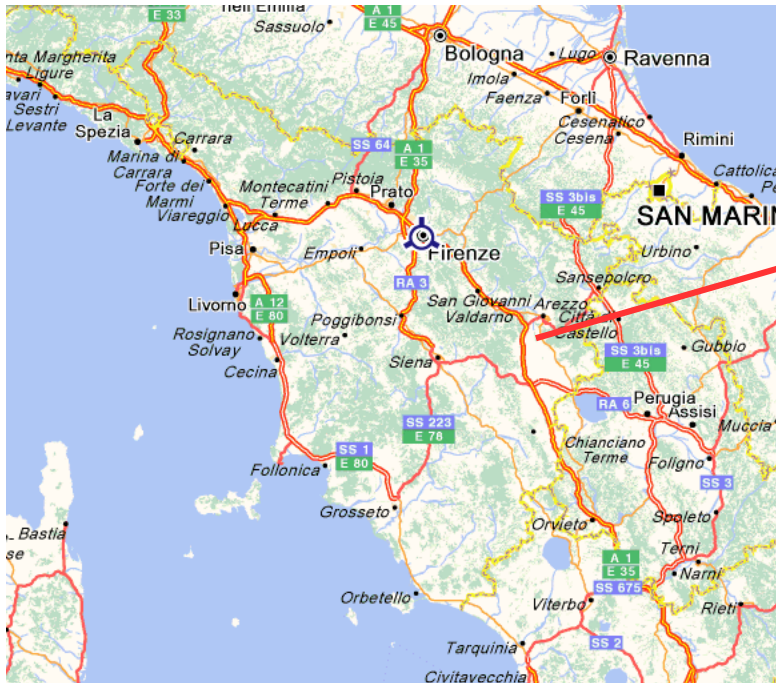
# Map of Tuscany with location of Arezzo

### MAIN DISTANCES:

Rome 220 km  
Milan 375 km  
Firenze 79 km

### AIRPORT DISTANCES:

Florence 89 Km  
Pisa 156 km  
Bologna 176 Km





Regione Toscana

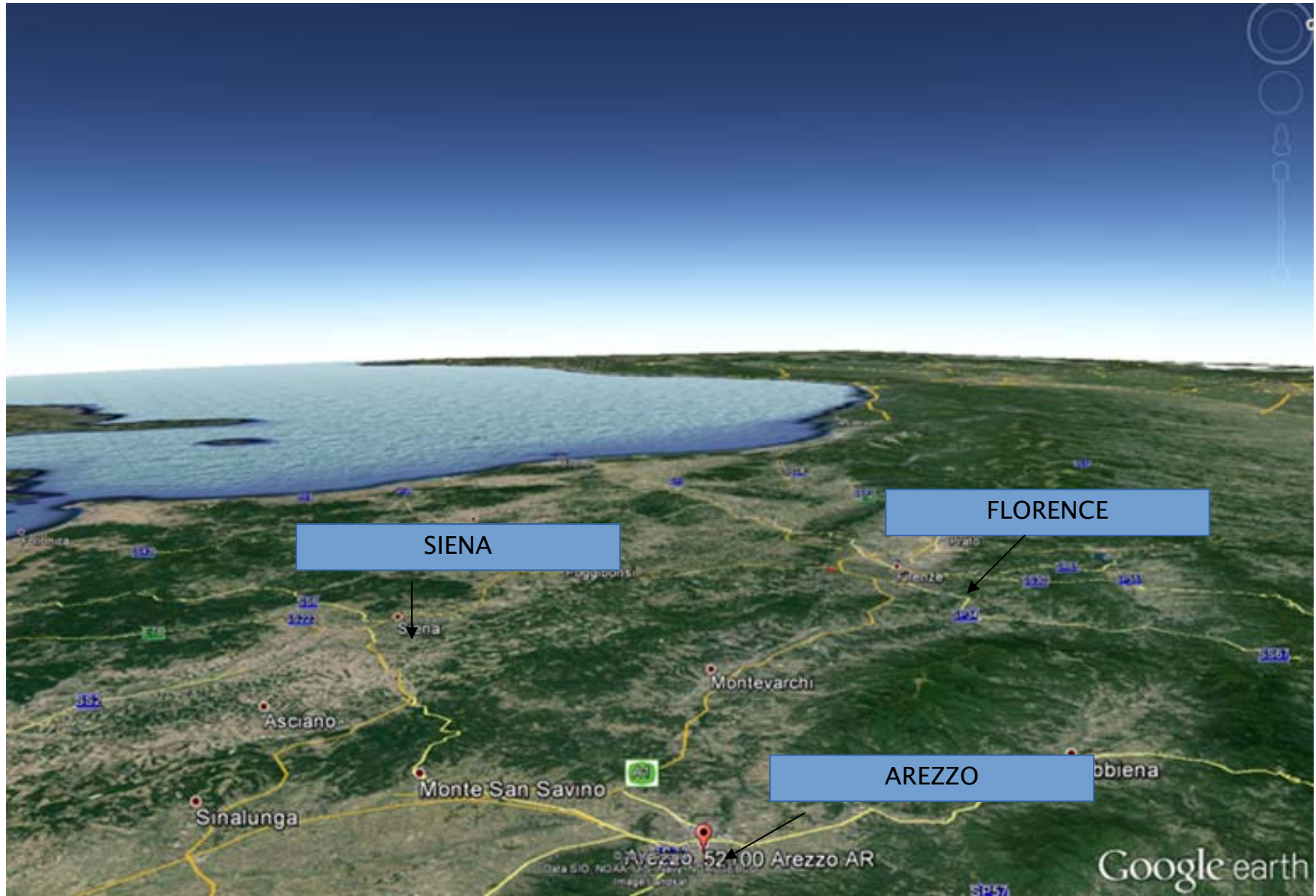
# THE REGION'S MAIN ATTRACTIONS





Regione Toscana

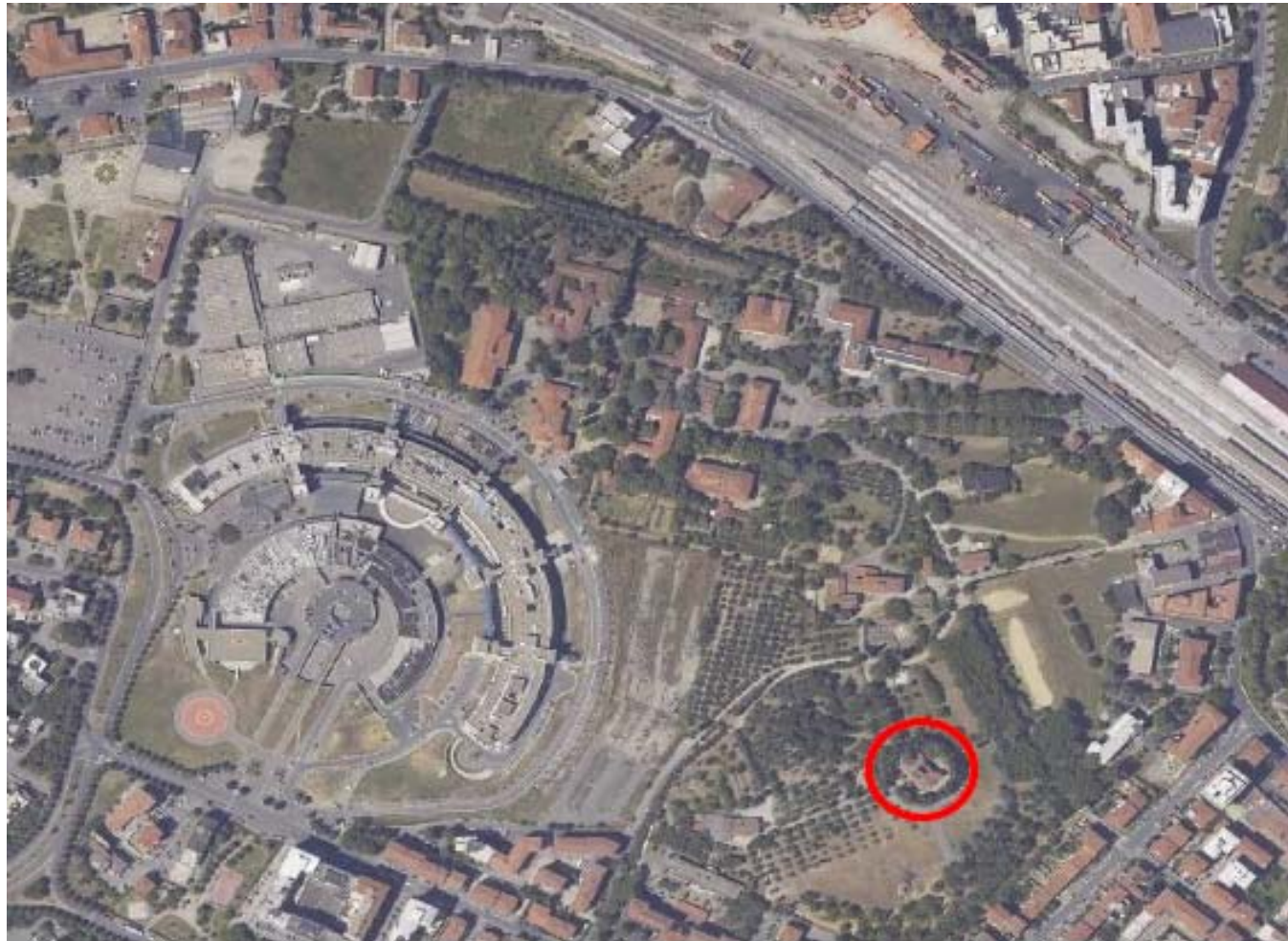
# LOCATION





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# ORTHOPHOTOGRAPH "VILLA CHIANINI"





## GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN AREZZO

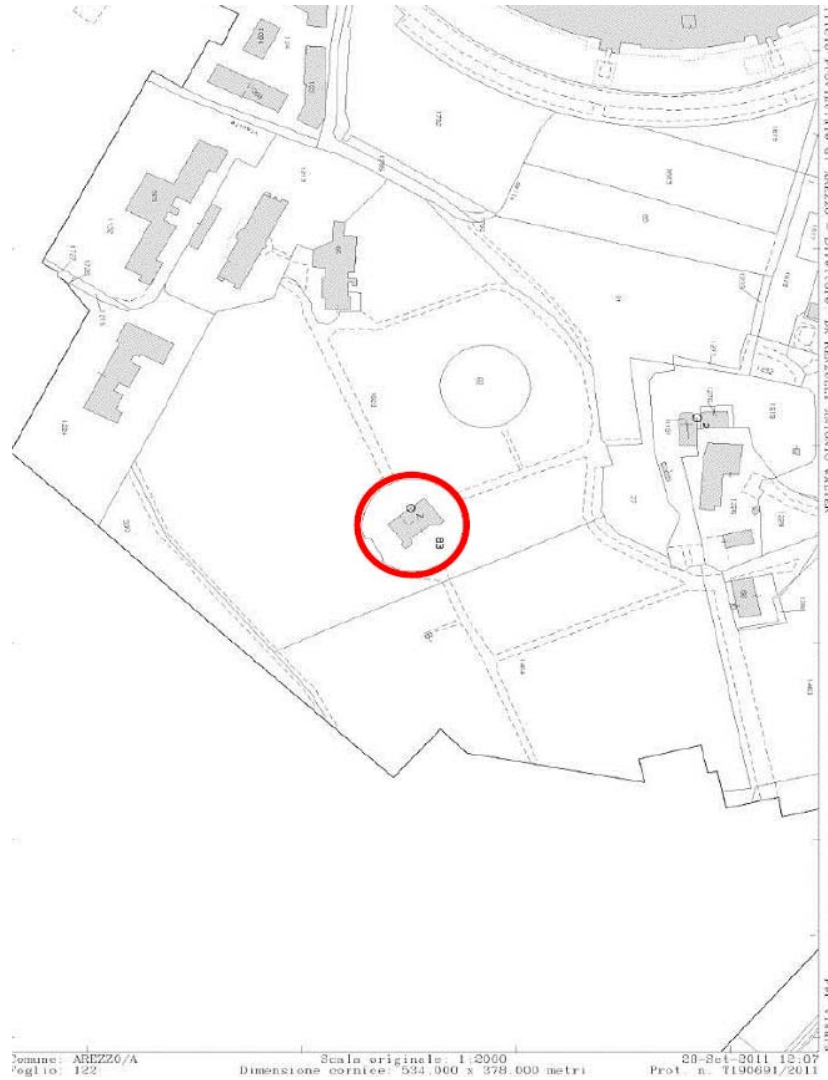
### MAIN FEATURES:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: good condition
- TOTAL GROSS AREA : 951 sqm
- APPURTENANT UNCOVERED AREAS: \_\_\_\_\_
- N. FLOORS: three floors above ground and basement
- INTENDED USE: residential, typical artisan and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest.
- COMPLEX: the property falls within the area of the Parco del Pionta which is recognised as cultural interest under Italian Legislative Decree 42/2004. The building is served by the Superintendance of Cultural Heritage and Landscape and is located in an area of archaeological interest.





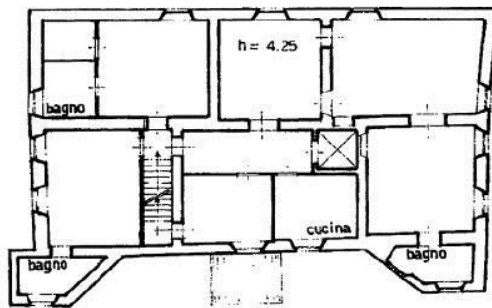
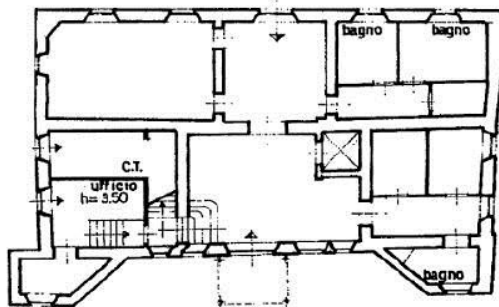
# CADASTRAL IDENTIFICATION





# PLANIMETRIC REPRESENTATION

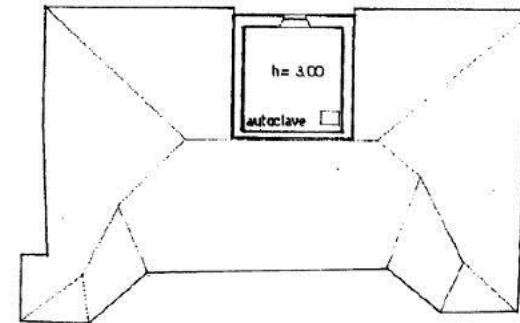
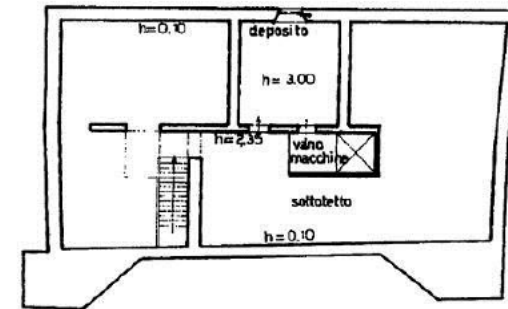
PIANO TERRA  
h = 3.65



PIANO PRIMO  
h = 3.75

PLANIMETRIA SCALA 1:2000  
NCEU AREZZO A  
FG. 122 FLLA 83

PIANO SOTTOTETTO



TORRE

ORIENTAMENTO



SCALA DI 1:200





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## SUMMARY DESCRIPTION

### Property “Villa Chianini” Via Masaccio 33, Arezzo

- The town of Arezzo has a population of around 99,000 inhabitants distributed over a fairly large and varied municipal area, situated on the border with many other small towns. The local economy is based on tourism, agriculture and an industrial vocation mainly linked to processing of precious metals, with many shops that specialise in this activity. The main road infrastructure is the A1 motorway that runs near the city centre, which is joined to other important state roads for connections to Florence, Siena, Cesena and Perugia.
- The property in question consists of a building named Villa Chianini which is a part of the building complex of the Former Neuro-Psychiatric Hospital of Arezzo, within the Parco del Pionta. It is a vast area arranged as a park, next to the railway track and the hospital area.
- The property in question is located more to the edges of the area, compared to the partially abandoned buildings that are concentrated in the park area near the hospital structure, at the top of a small hill and directly accessible by a road that connects to via Masaccio.
- The building with Leopoldina origins is set over four levels: basement, ground floor, first floor and attic. The structure is in loadbearing masonry with pitched roofs with wooden structure and surfaced with roof tiles and Italian tiles (coppi). The building fronts are plastered and painted and generally in good condition. Even the building interior is in good maintenance condition, with spaces adapted to the needs of the activities that take place there. The floors are mainly terracotta and exposed wood.