



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Nice villa with pool close to Cortona I Real estate Tuscany



IT-TCR260-KA

Panoramic view  
52044 Cortona  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	52044
<b>Country</b>	Italy
<b>City</b>	Cortona
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 232 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 700 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	3
<b>Asking price</b>	530.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Beautiful villa of approx. 232 m<sup>2</sup> near Cortona (Arezzo) with a total of 5 bedrooms, 3 bathrooms, 700 m<sup>2</sup> garden and a 4 x 9.5 m pool with salt water system.

Located near Cortona, in a quiet residential area, this charming villa of approx. 232 m<sup>2</sup> is spread over 3 levels and is divided as follows:

On the ground floor there is the kitchen with dining area, a large living room with fireplace and large French windows, a study, a bedroom, a bathroom and a garage with technical room.

On the first floor there are three bedrooms, one of which has its own bathroom, and a further bathroom.

On the second floor, the attic, there is a spacious bedroom.

Outside, the property is completed by a fully fenced garden of approx. 700 m<sup>2</sup>, equipped with an electric gate, an automatic irrigation system and a 4 x 9.5 reinforced concrete salt swimming pool with travertine flooring, large underground technical room and solar shower.

The property was built in 1989 using high-quality, typical Tuscan materials. The supply pipes have been renewed in recent years and only recently a condensing boiler with was installed, which can be connected to a solar system. The irrigation system can also be controlled remotely.

The heating system is powered by LPG, while the (drinking) water supply is provided by a private well (approx. 30 metres deep).

More information and floor plans are available on request.

## Location

Cortona, Arezzo, Tuscany.

Cortona 5 km (5 minutes), Montepulciano 30 km (35 minutes), Lake Trasimeno 20 km (25 minutes).

The nearest airport is Perugia 55 km (45 minutes).

Florence airport 130 km (1 hour 30 minutes), Rome airport 235 km (2 hours 40 minutes), Pisa airport 195 km (2 hours 25 minutes).



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**Your contact person**

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