Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cortona ! Renovated country house in a quiet location with pool | Real estate Tuscany



IT-TCR360-KA

Panoramic view
52044 Cortona
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52044
Country	Italy
City	Cortona
Additional geographical information	Arezzo
Living space	approx. 240 m^2
Number of rooms	5
Plot size	approx. 3.440 m^2
Number of bedrooms	3
Number of bathrooms	2
Asking price	649.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

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Description

Nestled in the picturesque landscape of the Val di Chiana Cortonese this restored farmhouse is located in absolute tranquility.

The dirt road to the property leads to a large, well-kept garden with olive trees, other trees, and flowerbeds, which envelop the house in an atmosphere of tranquility.

The swimming pool, located in a quiet part of the garden, invites you to relax.

The two-story building combines original architectural elements with modern comforts.

The ground floor opens into an entrance hall leading to a large living room. Exposed wooden beams and a fireplace emphasize the coziness of the country house. Directly off the living room is the kitchen, which combines functionality and rustic style and offers direct access to the garden. A double bedroom with an en-suite bathroom and an adjoining wardrobe completes this floor offering comfort and privacy.

Upstairs are two further bright bedrooms. Another bathroom is also available on this floor.

The property is in meticulous and high-quality condition. The restoration was carried out using traditional materials and complemented by functional touches. The interior layout is rational and functional.

The outdoor area offers an atmosphere of tranquility and privacy.

The property is connected to the public electricity and water mains. The heating system is powered by LPG and features a newly installed boiler.

Thanks to the existing hot/cold inverters there is also air conditioning and a private well connected to the automatic irrigation system.

The farmhouse is suitable for both private use and tourist rental, as is already the case.

For more offers please consult our web site www.real-estate-italy.com.

Location

The farmhouse is located in the countryside in the municipality of Cortona, just minutes from the historic center. It is ideally located for visiting the most famous historic centers of Umbria and Tuscany, as well as Cortona itself, such as Montepulciano and Assisi.

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