Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Beautiful, finely restored country house in a panoramic location with an annex and olive grove



IT-TCR458-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. 200 m^2
Number of rooms	6
Plot size	approx. 22.000 m^2
Number of bedrooms	3
Number of bathrooms	2
Asking price	780.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

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Description

Secluded location with panoramic views of Cortona:

Completely renovated country house with 2.2 hectares of land.

Renovated in 2022 this charming farmhouse offers approximately 170 m^2 of living space on two levels.

On the ground floor, a spacious veranda, ideal for al fresco dining, leads to the entrance of the house.

Also on this level is a kitchen with direct access to the garden followed by a cozy living room with a fireplace, which also connects to the outdoor area.

A storage room, a study, a bathroom and the utility room are also located on the ground floor.

The upper floor, accessible via both an internal staircase and an external staircase with a loggia, houses the sleeping area with two spacious bedrooms, one of which has a terrace as well as a bathroom.

A 30 m^2 outbuilding can be converted into additional living space.

The property comprises over 2.2 hectares of land with a well-maintained fenced garden of approximately 2,000 m^2 featuring 40 olive trees and an idyllic pine grove interspersed with woodland.

The construction of a swimming pool is also possible.

All utility connections are in place: heating is provided by a liquid gas heating system and a pellet stove and water is supplied by two private wells.

The farmhouse offers all modern amenities, including air conditioning in the living room and bedrooms, double-glazed PVC windows with aluminum shutters, an alarm system, an electric gate and internet access.

Thanks to its quiet yet convenient location and proximity to Cortona, the property is ideally suited as both a primary residence and a holiday home and also offers attractive rental opportunities.

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Location

Cortona, Arezzo, Tuscany.

Montepulciano (30 min, 24 km),
Arezzo (40 min, 50 km),
Pienza (45 min, 42 km) and Lake Trasimeno (20 min, 19 km).

Shopping centers and shops for daily needs are located approximately 4 km away.

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