Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Charming stone farmhouse, walking distance from Cortona I Real estate Tuscany



IT-TCR211-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. 166 m^2
Number of rooms	7
Plot size	approx. 24.000 m^2
Number of bedrooms	4
Number of bathrooms	2
Asking price	890.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

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Description

Charming stone farmhouse of 166 sqm composed of 2 apartments, for a total of 4 bedrooms, 2 bathrooms, 2.4 ha of land, 4x8 poll and garage of 68 sqm.

A few metres from the romantic village of Cortona, we find for sale this charming stone farmhouse of 166 sqm divided into 2 apartments composed as follows:
on the ground floor there is the first apartment, which houses an open-space with kitchen, dining area with external access, living area with fireplace, 2 bedrooms with external access and a bathroom.

On the first floor there is an open-space with kitchen, dining area, living area with fireplace, 2 bedrooms, one of which has access to the 28 m^2 terrace, and a bathroom.
Externally the property is surrounded by approximately 2.4 ha of land, of which 2,330 sqm are used as a beautiful garden with a 6X12 swimming pool, and a garage of approximately 68 sqm.

The property was completely renovated in 2010, using materials of great value and typical of the rustic Tuscan tradition, such as the stone walls and wooden beams.

The property has an LPG heating system, while the water supply is guaranteed by both a private well and a spring.
The property also has the predisposition for the installation of solar panels.

The farmhouse is currently used as an agritourism, and is therefore used for tourist accommodation purposes, but thanks to its proximity to Cortona and its immediate proximity to services, it is possible to use it both as a private home and as a holiday home.

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

Location

Cortona 1km (10 minutes on foot), all necessary services such as supermarkets, bars, restaurants, shops, railway station banks etc. are only 1,5km (2 minutes) away.
Arezzo 30 km (40 minutes), Castiglione del Lago 15 km (20 minutes), Montepulciano 30 km (35 minutes)The nearest airport is Perugia airport which is about 50km (30 minutes) away.
Florence airport 125 km (1 hour 20 minutes), Rome airport 230 km (2 hours 20 minutes) Pisa airport 190 km (2 hours 15 minutes).

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