Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Splendid stone country house in Cortona I Real estate Italy



IT-TCR378-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. 410 m^2
Number of rooms	10
Plot size	approx. 3.500 m^2
Number of bedrooms	6
Number of bathrooms	6
Asking price	980.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

A short distance from the historic center of Cortona, within an exclusive residential complex, we offer for sale an elegant, fully restored stone farmhouse.

The property, arranged over three levels plus a charming turret, has a total surface area of 411 sqm and is divided into three separate living units, composed as follows:
- Apartment 1: On the ground floor, a welcoming patio leads to the entrance of the unit, which features a kitchen with dining area, a bright living room with fireplace, and a bathroom with shower.
The sleeping area is located on the first floor and includes a master bedroom with a covered terrace, a second bedroom, and an additional bathroom with shower.
- Apartment 2: Located on the first floor and accessible via a beautiful external staircase.
The entrance opens onto a living room with fireplace and external loggia, a kitchen, and two bedrooms with en-suite bathrooms.
On the second floor, the charming turret houses a study.
-Apartment 3: On the ground floor, a spacious porch leads into the living area with fireplace, a kitchen, and two double bedrooms, both with private bathrooms.
The basement level contains cellars for each apartment, currently used as convenient storage spaces.
Outside, the property is surrounded by a meticulously maintained private garden of 3500 sqm, with the potential to build an exclusive swimming pool, similar to the one already present, which will remain for the exclusive use of the current owners.
The proposed property will be subject to cadastral division to create a plot independent from the rest of the residential complex.

Dating back to the 1800s, the farmhouse has undergone a thorough and meticulous restoration aimed at enhancing the authentic features of Tuscan rustic architecture. These include large arched loggias, terracotta floors, and chestnut wood beams, all skillfully integrated with modern materials and solutions.
Particular attention was given to residential comfort, with features such as effective soundproofing, anti-seismic structures, and a ventilated cavity beneath the cellars to ensure healthy indoor environments.

The property is equipped with all main utilities: heating is powered by LPG, water is supplied by the public aqueduct.
The house also features air conditioning throughout, mosquito screens, internet connection, and an electric gate shared with the other residential units.

Thanks to its quiet yet privileged location, just a short distance from all amenities, the property is ideal both as a private residence and as an investment for the tourist

rental market.

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

Location

The property is located in the municipality of Cortona, in a peaceful and scenic area, yet conveniently close to all services, just 1 km away.
The historic center of Cortona is only 8 km from the property.
Its proximity to the train station and the main highway provides excellent connections to the major art cities in the region: Siena is about 55 minutes away (68 km), Arezzo 35 minutes (28 km), and Perugia 45 minutes (55 km).
Connections to major airports are also convenient: Perugia Airport is approximately 58 minutes away (66 km), Florence Airport 1 hour and 26 minutes (120 km), Pisa 2 hours and 20 minutes (180 km), and Rome around 2 hours and 24 minutes (211 km).

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Nicole Siedersberger-King
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80639 München
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