Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
Phone number 075 3759488

Rustic/Farmhouse/Court for Sale in Cortona Pierle

€ 1.290.000

Ref. CBI134-2230-159



350 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 14

PROPERTY DESCRIPTION
In a suggestive setting between Umbria and Tuscany, just 16 km from the ancient Etruscan city of Cortona, we offer this corner of tranquility and timeless beauty.
Nestled in the green hills at about 500 meters above sea level, the farmhouse was completely renovated in 2004, respecting the architectural authenticity and using local materials, thus ensuring a perfect balance between tradition and modern comforts. The property extends over a large terraced English garden, full of flowering plants and a splendid swimming pool with a panoramic view of the surrounding valley.

INTERNAL COMPOSITION
The structure offers four independent apartments, each with different characteristics:
La Valle: On the ground floor, it has two double bedrooms, a living room with a sofa bed, a kitchenette and a bathroom. La Rocca: On the ground floor, it is the largest apartment consisting of a living room with a thermo fireplace, a kitchen with a small pantry, a dining room, two bedrooms and two bathrooms with shower. La Loggia: Located on the first floor, with access via a convenient covered entrance, the apartment includes a living room with a fireplace, an open-plan kitchen, a double bedroom and a bathroom. Il Monte: Located on the first floor, it offers a large living room, kitchen, two bedrooms, a bathroom and a covered terrace. In addition, the

property has the "Cambusa", a common room used for breakfasts, lunches and dinners equipped with a convenient kitchen.

STATE AND FINISHES
The rooms recall a rustic style thanks to architectural elements such as exposed wooden beams and local terracotta floors.
Each apartment is equipped with air conditioning for heating and cooling with separate regulation for living and sleeping areas. The entire complex is largely powered by a photovoltaic system installed in 2012. The renovations have complied with anti-seismic regulations, ensuring safety and comfort.

OUTDOOR SPACES
The terraced garden of approximately 5,000 m² is largely made up of native plants and is cared for in every detail, offering ideal spaces for relaxing in the open air. The panoramic swimming pool, 14 meters long and with a variable depth of up to 1.80 meters, was built with local hand-worked stones, creating an exclusive and natural environment. The area is completed by a suggestive covered panoramic terrace equipped with tables, a wood-burning oven and a built-in kitchen.

USE AND POTENTIAL
Being easily accessible, given the absence of dirt roads, the structure is ideal for those looking for a high-level hospitality business, but it also lends itself to a private residence with the possibility of creating a single home or two separate units.

DISTANCES AND POSITIONS
City
Cortona 16 Km
Arezzo 40 Km
Perugia 49 Km
Florence 94 Km
Rome 175 Km

Seas and Lakes
Trasimeno Lake 15 Km
Adriatic Sea 200 Km

Airports
Perugia Airport 57 Km
Florence Airport 95 Km

Railways
Cortona 16 Km
Terontola 20 Km

Property Informations

Zip Code: 52044	**Bedrooms**: 7
Bathrooms: 5	**Rooms**: 14
Internal condition: Restored	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Date of construction: 1960	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 5.000 sq.m
Kitchen: Open kitchen	**Garage**: for two cars










Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962















Best Properties
Piazzale Bellucci, 1 - Perugia (PG) - Phone number 075 3759488
perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962