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

Village for Sale in Cortona
€ 6.900.000
Ref. CBI134-2230-164



3.200 sq.m | Bathrooms: 18 | Bedrooms: 20 | Rooms: 160

PROPERTY DESCRIPTION
Immersed in one of the most fascinating rural settings in central Italy, in a dominant and extremely private position, among the rolling hills on the border of Umbria and Tuscany, stands this magnificent estate of approximately 350 hectares: an authentic jewel that encompasses all the charm of the past and the comfort of contemporary life.
Once an ancient medieval fortress overlooking the valley below, the estate is today a refined stone hamlet, finely restored with care and respect for local traditions. Composed of seven independent apartments and two elegant private villas characterized by exposed wooden beams, stone fireplaces and timeless architectural details.
The hamlet is framed by lush gardens, vine-shaded porticoes, a panoramic infinity pool and spectacular views of the Umbrian hills, offering an exclusive and evocative atmosphere, perfect not only for relaxing stays but also for memorable events in a fairytale setting.

INTERNAL COMPOSITION
The main residence, an elegant manor house dating back to the 16th century, dominates the village with its sober grandeur. Inside it hosts 4 refined independent apartments, while on the ground floor, in addition to a charming entrance, a large living room with fireplace and dining room, there is a generous reception area with a glass veranda overlooking a breathtaking panorama: green hills, open skies and silence.
A few steps from the villa, other buildings make up the setting of this private village: a second farmhouse with three independent apartments, a third independent cottage on two levels with a rustic and welcoming feel, and a fourth structure with large spaces,

including a three-bedroom apartment, ancient cellars, a wood-burning oven area and a shaded outdoor dining area immersed in the quiet.
The residential complex is completed by a fifth villa, located in a more private position and recently renovated, perfect for guaranteeing independence or welcoming guests with the utmost discretion.
The village is further enriched by approximately 1,600 square meters of buildings: among these a farmhouse to be redeveloped, 4 ruins full of charm, rustic annexes and two warehouses, one of which with a 20 kW photovoltaic system that combines tradition and sustainability.

STATE AND FINISHES
The interiors of the renovated farmhouses reflect an impeccable balance between architectural sobriety and details of historical value, modern comforts combined with original materials. The ceilings with exposed wooden beams, the terracotta or oak parquet floors recall elegant, warm and welcoming atmospheres.
The bright and well-distributed rooms offer exciting views of the surrounding landscape, giving a sense of quiet and harmony.

OUTDOOR SPACES
The park is a landscape work in itself: ornamental plants, green glimpses, shaded areas and flowery areas alternate like in a painting. The panoramic swimming pool, with an infinity edge, dominates the valley and is flanked by a solarium area designed for the most exclusive relaxation.
The land, the true protagonists of the landscape, includes a productive olive grove with over 2,000 trees, which guarantees an average annual yield of about 6,000 liters of high-quality extra virgin olive oil, an authentic expression of the Umbrian land. The property is completed by cultivable fields, a precious centuries-old chestnut grove and large woods. Water, a rare and precious resource, is provided by natural sources, three wells and five artificial lakes.
The estate also enjoys a regional concession for the management of a hunting reserve that extends over 700 hectares, including land owned by third parties: a rare privilege for true connoisseurs.

USES AND POTENTIAL
This magnificent estate lends itself to a multiplicity of visions, all united by a very high level of exclusivity. It can become a private residence of rare beauty, a place to retreat to the quiet of nature with all the comforts of high hospitality, or be transformed into a prestigious accommodation facility: luxury relais, scattered boutique hotel, resort with spa, center for events and international weddings.
The presence of already renovated housing units, combined with the possibility of recovering additional volumes, allows for flexible customization of the project, both in a residential and entrepreneurial sense. The productive olive grove, the cultivable land, the water resources and the hunting reserve further expand the spectrum of opportunities, which can include agricultural activities, gourmet experiences, food and wine tours and experiential tourism.
An unrepeatable opportunity for those who wish to invest in an uncontaminated corner of Italy, where beauty is authentic, time slows down and every detail tells a story of elegance, harmony and vision.

DISTANCE AND POSITIONS
City:
Umbertide 18 Km
Perugia 29 Km
Assisi 52 Km
Rome 190 Km
Florence 120 Km

Seas and Lakes:
Adriatic Sea 130 Km
Trasimeno Lake 29 Km

Railways
Umbertide Station 18 Km

Certification

Energy Class: E

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Property Informations

Bedrooms: 20

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Rooms: 160

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Total floors: 2

Parking space: Uncovered

Date of construction: 1500

Current Status: Available after the deed of sale

Balconies: Present, 12 sq.m

Terrace: Present

Garden: Private, 10.000 sq.m

Kitchen: Eat-in kitchen

















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