



Rustic/Farmhouse/Court for Sale in Cortona

€ 1.290.000

Ref. CBI134-2230-170



520 sq.m | Bathrooms: 8 | Bedrooms: 11 | Rooms: 30

PROPERTY DESCRIPTION

Situated in one of the most suggestive and peaceful areas of Cortona, this property with swimming pool and dependance represents an excellent opportunity for those who wish to combine Tuscan tradition with the functionality of modern spaces. The farmhouse, dating back to 1800, has been the subject of a careful renovation that has preserved its historical charm, without sacrificing comfort and technology.

INTERNAL COMPOSITION

The farmhouse is divided into 6 apartments, each designed to ensure privacy and comfort, but at the same time to maintain a harmonious integration with the rest of the property.

Each apartment has a living area with fireplace, open kitchen and bedrooms with bathrooms.

The annex, separate from the main building, offers an independent space of 70 m2, constituting a separate apartment, ideal for guests or as an independent unit, with living room, kitchen, bathroom and a bedroom.

STATE AND FINISHES

The interior finishes are characterised by terracotta floors and exposed wooden beams that recall the timeless elegance of Tuscan tradition.

Each apartment is equipped with an independent boiler and air conditioning in the sleeping area, while the 18 kW photovoltaic system ensures excellent energy management.

Best Properties



OUTDOOR SPACES

Outside you are welcomed by a well-kept 9,000 m2 garden which is a real corner of tranquility. The travertine swimming pool, with its generous dimensions of 14x7 meters, is a distinctive element of the property, inserted in a natural context that offers tranquility. Adjacent to the pool, an outdoor kitchen with a wood-fired oven completes the offer of outdoor spaces, creating the ideal environment for outdoor lunches and dinners. The arable land of 4,000 square meters and the olive grove with 50 centuries-old trees offer opportunities for agricultural activities or the production of quality oil, while a recently built 110-meter deep well ensures water self-sufficiency.

USE AND POTENTIAL

This property offers considerable potential both as a private residence and as a tourist accommodation facility. The division into 6 independent apartments in addition to the annex, make it particularly suitable for being transformed into a high-end tourist activity, such as a bed and breakfast, a holiday home or a boutique hotel. Furthermore, the strategic position allows to easily reach Cortona and the main tourist attractions of the area, while maintaining the tranquility and privacy of the countryside. The agricultural land and the olive grove offer the possibility to develop an agricultural activity, while the photovoltaic system and the autonomous heating system guarantee an efficient and sustainable management of the property.

DISTANCES AND POSITIONS

City
Cortona 12 Km
Arezzo 35 Km
Florence 39 Km
Perugia 55 Km
Assisi 75 Km
Seas and Lakes
Trasimeno Lake 20 Km
Adriatic Sea 140 Km
Airports
Perugia Airport 51 Km
Florence Airport 87 Km
Railways
Cortona Station 3 Km
Perugia Station 55 Km
Highways
E45 20 Km

Certification

Energy Class: Not applicable

Property Informations

Zip Code: 52044	Bedrooms: 11
Bathrooms: 8	Rooms: 30
Internal condition: Restored	--- data_operazione ---- : 0000-00-00
--- esclusiva ---- : 1	: 0000-00-00
Floor: Building	Total floors: 2
Parking space: Covered	Date of construction: 1800
Current Status: Available after the deed of sale	Garden: Private, 9.000 sq.m
Kitchen: Eat-in kitchen	







