



## Villa for Sale in Cortona Pierle

€ 1.490.000

Ref. CBI160-2553-140



**530 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 19**

VILLA IL COLLE - AN AUTHENTIC CORNER OF TUSCANY

Villa Il Colle represents a rare opportunity in the heart of Tuscany: a private retreat in a panoramic location that combines quality of life with proven profitability. Nestled in the hills of Pierle, just minutes from Cortona, it is a charming property ideal both as a residence and as an investment.

The villa is already well established as a successful accommodation business on Airbnb, with excellent reviews, high visibility, and consistent demand. In recent years, it has generated excellent results thanks to efficient and well-structured management. A qualified local team is already in place, taking care of guest reception, cleaning, maintenance, and booking management, allowing the future owner to seamlessly take over an already functioning system.

The property is ideal for those who want to experience Tuscany for a few weeks a year while maintaining a lively income during the rest of the year. This combination allows you to transform a second home into an asset capable of sustaining itself and generating value over time. The villa's configuration also makes it suitable for co-ownership between two families. Detailed financial data is available upon request.



#### COMPOSITION

The villa is spread over three main buildings for a total of approximately 530 m2.

The main farmhouse features a spacious living room with a period fireplace, an eat-in kitchen, a bright dining room, a study, and a guest bathroom. Upstairs are two bedrooms with stunning views and two bathrooms.

The basement, with independent access, offers two bedrooms with private bathrooms, ideal for guests or a hospitality business.

A few steps away, the second unit has two more bedrooms and two private bathrooms, while on the lower floor there are a cellar and storage rooms.

The third building is a large space with windows and ceilings over four meters high, currently used as a relaxation and games area, but easily adaptable to a hobby room, study, or atelier.

#### STATE AND FINISHES

The renovation, personally supervised by the owner, has enhanced the farmhouse's authentic soul with a simple and refined style.

The bright and airy interiors are characterized by light colors, natural materials, and details that combine Tuscan tradition with contemporary elegance.

The result is a warm, serene, and welcoming environment, where balance and attention are felt in every space.

#### OUTDOOR SPACES

Outside, the property offers a panoramic swimming pool with a covered veranda, relaxation area, and barbecue, perfect for outdoor living in any season.

A small two-story panoramic tower offers an enchanting view of the surrounding hills.

The land, approximately 1.6 hectares, surrounds the farmhouse with olive trees, trees, and well-kept green areas, guaranteeing privacy and tranquility.

#### COMFORT AND EQUIPMENT

The villa is in excellent condition, with air conditioning, LPG heating, a private well, and Wi-Fi.

The stone facades, the ceilings with exposed beams and the wooden floors keep the Tuscan character intact, while the brightness and the attention to details make each room warm and welcoming.

#### USE AND POTENTIAL

Villa Il Colle is perfect as a private residence for those who want to live in the quiet of the Tuscan countryside, but it also lends itself to a charming accommodation, thanks to the division of the spaces and the number of existing bedrooms.

Some parts of the property also offer the possibility of future expansions or customizations.

#### POSITION

The property is located in a hilly and panoramic position, a short distance from the Pierle Castle and about 25 minutes from Cortona.

The area is quiet but not isolated, with the main services reachable in just a few minutes.

The access road is unpaved for about 2 km, and the villa is well connected to Arezzo, Perugia, Siena, and Florence, as well as the train station with direct connections to Rome and Florence.

A house full of light and character, where attention to detail and the beauty of the landscape make every day special.

#### DISTANCES AND POSITIONS

##### City

Gubbio - 55 km

Assisi - 69 km

Perugia - 46 km

Rome - 215 km

Florence - 141 km

##### Sea and Lakes

Lake Trasimeno - 33 km

Adriatic Sea - 130 km

Tyrrhenian Sea - 150 km



Airports

Perugia Airport - 54 km

Rome Airport - 240 km

Florence Airport - 150 km

Highways

E45 - 30 km

## Property Informations

**Address:** Pierle, 143

**Zip Code:** 52044

**Bedrooms:** 6

**Bathrooms:** 6

**Rooms:** 19

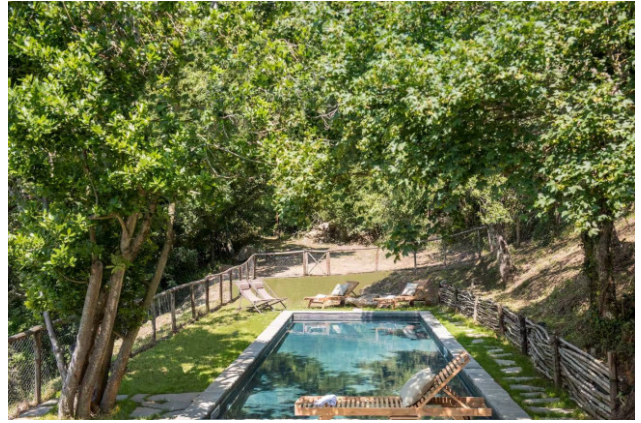
**Internal condition:** Restored

---> **data\_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

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**Current Status:** Available after the deed of sale











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