CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Rustic/Farmhouse/Court for Sale in Castiglion Fiorentino

€ 1.595.000

Ref. CBI160-2598-194



374 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

PROPERTY DESCRIPTION

Nestled in the rolling hills of Castiglion Fiorentino, near Cortona, in a panoramic position of rare beauty, we offer for sale a charming farmhouse from 1640, expertly restored and immersed in the quiet of the Tuscan countryside, just ten minutes from the main services.

INTERNAL COMPOSITION

The residence, approximately 380 square meters, underwent a careful renovation completed in 2009, enhancing its historic character while preserving its original charm.
Spread over two levels, the ground floor features an elegant entrance hall leading to a bright living area, accompanied by two bedrooms, a bathroom, and a laundry room.
The sleeping area is located on the first floor, featuring a charming living room with a fireplace that creates a warm, convivial atmosphere and connects to the private spaces, consisting of two bedrooms and two bathrooms.

STATE AND FINISHES

The property is in excellent condition, and the interiors retain the authentic charm of a country farmhouse, with terracotta floors throughout, ceilings embellished with exposed wooden beams, and wooden window frames with double glazing and traditional shutters.
The farmhouse is equipped with a modern underfloor heating system designed to ensure energy efficiency and well-being in every season.

OUTDOOR SPACES

The property's distinctive feature is undoubtedly the spectacular open view of the Val di Chiana, an extraordinarily evocative panorama that accompanies every glimpse of the estate.
Further enhancing the outdoor spaces is a splendid 90m2 Infinity Pool, elegantly overlooking the valley and perfectly integrated into the surrounding landscape.
The property is surrounded by approximately 2,500 square meters of fully fenced garden, landscaped with ornamental plants, as well as 5,500 square meters of land that guarantee privacy and harmony with nature.

USE AND POTENTIAL

This home is the ideal choice for those who want to live in the Tuscan hills in an exclusive setting, without sacrificing the convenience of services.

DISTANCES/POSITIONS

Castiglion Fiorentino: 12.4 km
Cortona: 19 km
Arezzo: 24 km
Gubbio: 65 km
Perugia: 70 km
Florence: 100 km
Rome: 215 km

SEAS/LAKS

Lake Trasimeno: 40 km
Tyrrhenian Sea: 140 km

AIRPORTS

Perugia Airport: 67 km
Florence Airport: 113 km
Rome Fiumicino Airport: 240 km

Certification

Energy Class: Not appliable

Property Informations

Bedrooms: 4	**Bathrooms**: 4
Rooms: 8	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1

: 0000-00-00

Floor: On two levels

Total floors: 2

Parking space: Uncovered

Date of construction: 1640

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 2.500 sq.m

Kitchen: Eat-in kitchen

















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