



Apartment for Sale in Cortona

€ 1.495.000

Ref. CBI203-3207-36



229 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10

In the historic center of Cortona, some features are simply difficult to find.

A private entrance, spacious living spaces, three bedrooms with three bathrooms, and a view that spans the Valdichiana valley all the way to Lake Trasimeno.

Finding them all in the same property is rare.

Finding them in a 229m2 house, already fully furnished and ready to move into, is even more so.

The apartment we offer occupies the first floor of a building in the heart of Cortona and stands out for its spacious rooms, quality finishes, and particularly functional layout.

The internal spaces:

- **Living Area:** A large central living room forms the heart of the home, adorned with paintings by renowned Arezzo artist Walter Venturini. The space is connected but clearly separated by an open-plan kitchen and a large dining room. The layout is fluid, bright, and ideal for socializing.
- **Sleeping Area:** 3 bedrooms and 3 bathrooms, with a functional layout that guarantees privacy and comfort, perfect for a family, for

Best Properties

Via Santa Margherita, 5 - Cortona (AR) - Phone number +39 335 73 15 525
cortona@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962



hosting friends or for managing extended stays.

Why this property stands out:

- **Historical and Artistic Charm:** The period finishes, including the characteristic cement tile floors and the paintings by Walter Venturini, give the property a unique character and timeless elegance.
- **Perfection in every detail, no waiting:** The interiors feature select designer furniture, fabrics, and accessories with meticulous attention to detail. The home is delivered in its finest condition, ready to move into immediately.
- **Extraordinary Panorama:** The views offer a privileged and profound glimpse of the Valdichiana and Lake Trasimeno, ensuring a rare natural light for the interiors of the historic center. This landscape enters the house and becomes an integral part of it, offering an ever-changing scene with the changing light and seasons.
- **Independence, Size, and Amenities:** The private entrance and 229 sq m of living space guarantee a livability unmatched in the historic center. The independent entrance also features, along the staircase to the first floor, a practical boiler room/utility room, also ideal as a utility room/laundry room/storage room.
- **Strategic Location:** Located in the heart of Cortona, it allows you to reach restaurants, shops and main services on foot in just a few minutes.

A residence of great personality, where Cortona's history, contemporary art, and design meet in a rare balance, with one of the most evocative views the city has to offer.

Distances:

- **Airports:**
Perugia (65 km) Rome (229 km) Florence (115 km)

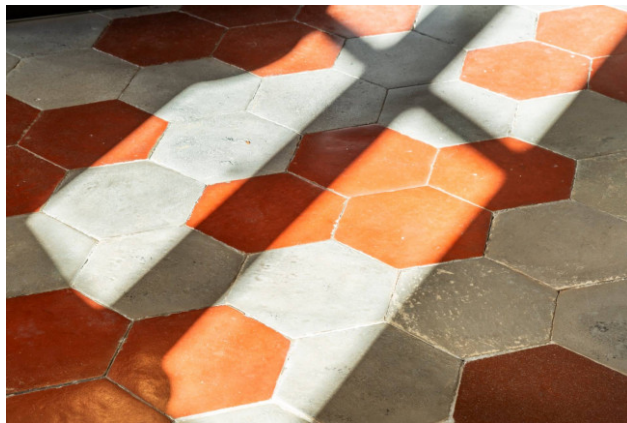
- **Main cities:**
Perugia (55 km) Pienza (65 km) Montalcino (95 km) Siena (75 km) Rome (210 km) Florence (110 km)

Certification

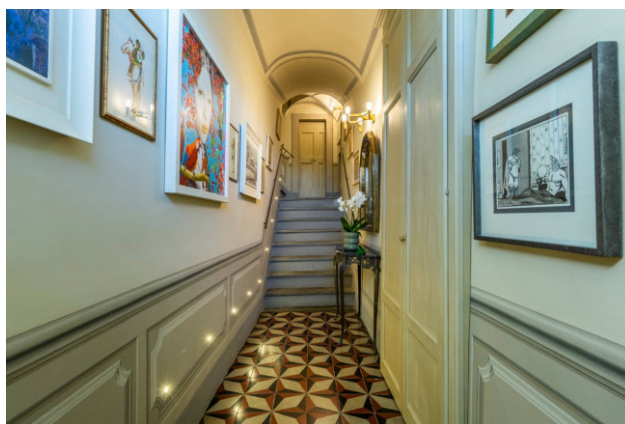
Energy Class: G

Property Informations

Address: Via Santa Margherita	Zip Code: 52044
Bedrooms: 3	Bathrooms: 3
Rooms: 10	Internal condition: Excellent
--- data_operazione --- : 0000-00-00	: 0000-00-00
Floor: 1	Total floors: 2
Date of construction: 1960	Current Status: Available after the deed of sale
Sea distance: 20.000 meter	Kitchen: Open kitchen











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