Best Properties
Via Santa Margherita, 5 - 52044 Cortona
Phone number +39 335 73 15 525

Apartment for Sale in Cortona
€ 1.495.000
Ref. CBI203-3207-36



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

LUXURY APARTMENT IN THE HISTORIC CENTER OF CORTONA
A dreamlike view overlooking the **Valdichiana** valley lends a strong emotional and visual impact to this residence with its own private entrance in the historic center of **Cortona**, boasting views from **Lake Trasimeno** to Civitella in Valdichiana. Its artistic identity and refined interiors are evident throughout.
The architectural perspectives painted by Walter Venturini interact with contemporary furnishings, exposed-beam ceilings, and **traditionally patterned cement tile floors**, creating a refined balance between art, architecture, and design.
Completely renovated between 2017 and 2018, the property has a **private entrance** on the ground floor and the apartment is spread over a single level on the first floor.
The generous spaces, natural light, and single-level layout make this home a standout property in the **historic center of Cortona**.
The apartment is being sold fully furnished, allowing the future owner to maintain the aesthetic balance of the rooms and enjoy immediate use of the home.
The property features independent heating and air conditioning in the bedrooms. The private entrance and lack of condominium fees contribute to ease of management.
INTERNAL COMPOSITION
The property is accessed through a separate entrance on the ground floor, which leads to an elegant hallway featuring cement tile floors and frescoed walls. Along the hallway is a practical built-in closet, while a few steps lead to a utility room equipped with a laundry area and cellar space. Another flight of stairs leads to the upper floor, where the entire apartment is located.
The large living room with **breathtaking panoramic views** is the heart of the residence and at its center stands an impressive **stone**

fireplace.
The kitchen, which extends seamlessly from the living area, offers equally panoramic views. It features contemporary lines, a generous central island, integrated appliances, and a wine cellar.
The sleeping area includes:

- **Two double bedrooms**, both with private bathrooms. The master suite is particularly refined, with a large arched sliding door connecting the bedroom to the bathroom, which features a freestanding tub with decorative feet and elegant wall decorations.
- A bedroom currently used as a study, complete with a sofa bed and ample closet space, offers the flexibility needed to accommodate guests or provide a private workspace.
- A 12 sq m room, currently used as a dining room, could be converted into a **fourth bedroom**.
- A third bathroom completes the sleeping area.

LOCATION
The residence is located in the historic center of Cortona, among the streets, buildings, and artistic treasures that characterize one of **Tuscany's most iconic cities.**
Restaurants, shops, art galleries, and major services are within easy walking distance. The property is also accessible by car and **has nearby parking.**
For further information or to arrange a private visit, please contact us.

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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SAMPLE FLOOR PLAN



PER MOTIVI DI PRIVACY LE PLANIMETRIE SONO CONSULTABILI SOLO SU RICHIESTA

FOR PRIVACY REASONS FLOOR PLANS CAN ONLY BE CONSULTED UPON REQUEST

COLDWELL BANKER BEST PROPERTIES

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