

# Toscana

## Cortona Dogana

Ref. 5906: Mediterranean villa near Cortona and Lake Trasimeno with 5 bedrooms and swimming pool  
Asking Price: € 530.000



# Description

This beautiful villa of approximately 232 m2 on 3 floors is located a short distance from the romantic village of Cortona, in a quiet small residential area.

On the ground floor there is an entrance hall, a kitchen with dining area, a large living room with fireplace and large doors

windows, a study, a bedroom, a bathroom and a garage with technical room.

On the first floor there are 3 bedrooms, one bedroom with private bathroom, and a bathroom.

On the second floor there is an attic where there is a spacious bedroom.

The property has a fully enclosed garden of 700 m2, equipped with electric gate, automatic irrigation and a swimming pool of 4 x 9.5 meters, with travertine floor, salt system, counter-current swimming jet, large underground technical room and shower.

The house was built in 1989 with high-quality materials, in Tuscan tradition.

The house is ideal as a family holiday home but also perfect as a first home. The garden is easy to maintain and the house is easily accessible.

## PLACE

All amenities are approximately 5 km away (5 minutes).

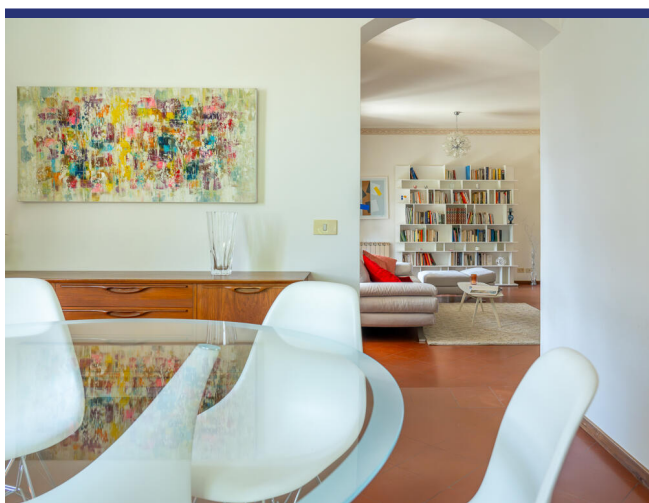
Cortona 5 km (5 minutes), Montepulciano 30 km (35 minutes), Lake Trasimeno 20 km (25 minutes).

The nearest airport is Perugia, 55 km (45 minutes).

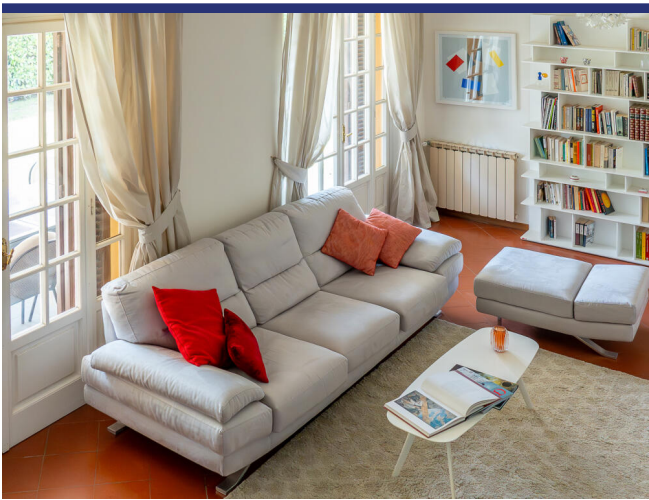
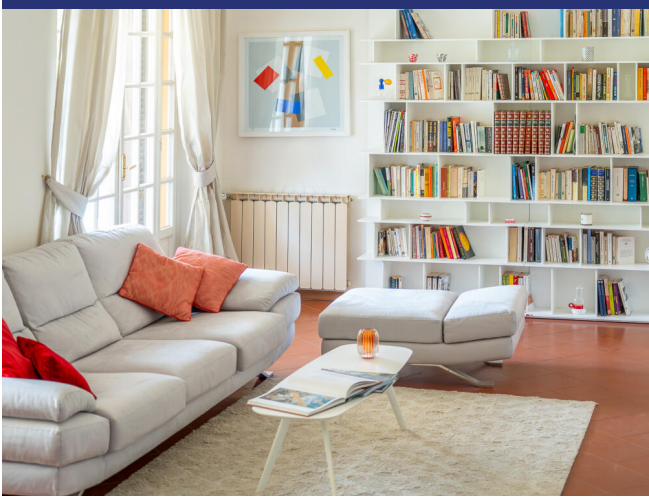
Florence Airport 130 km (1 hour 30 minutes), Rome Airport 235 km (2 hours 40 minutes),

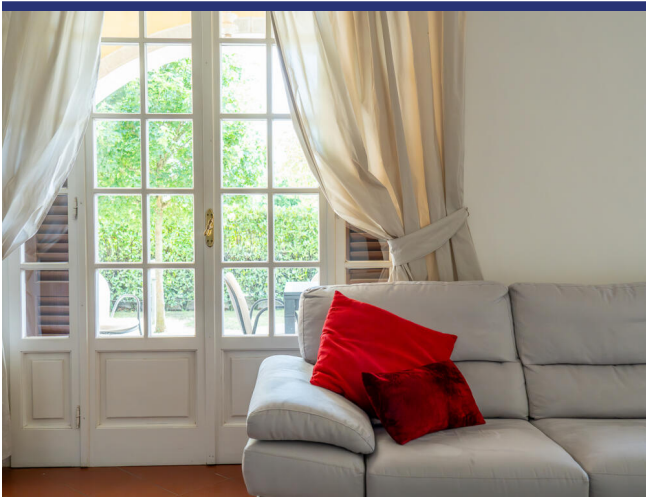
Pisa airport 195 km (2 hours and 25 minutes).

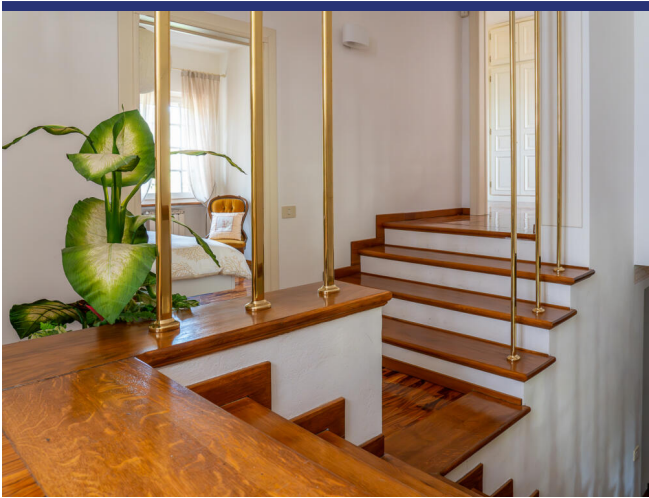
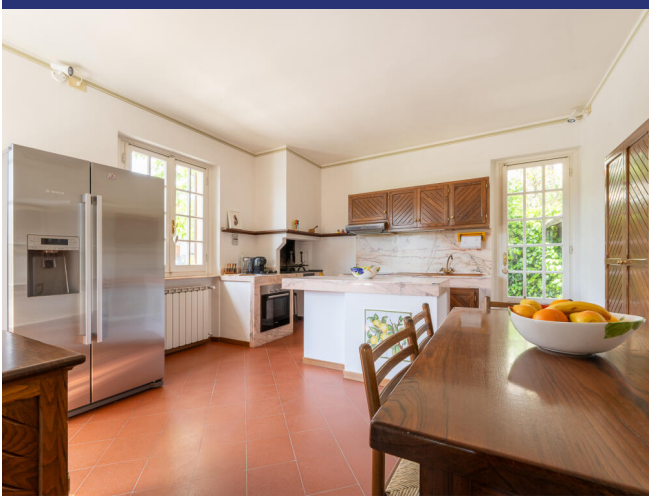
# Pictures



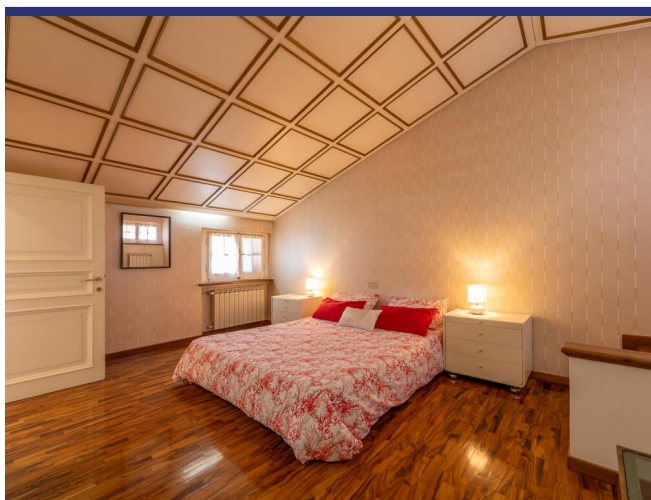
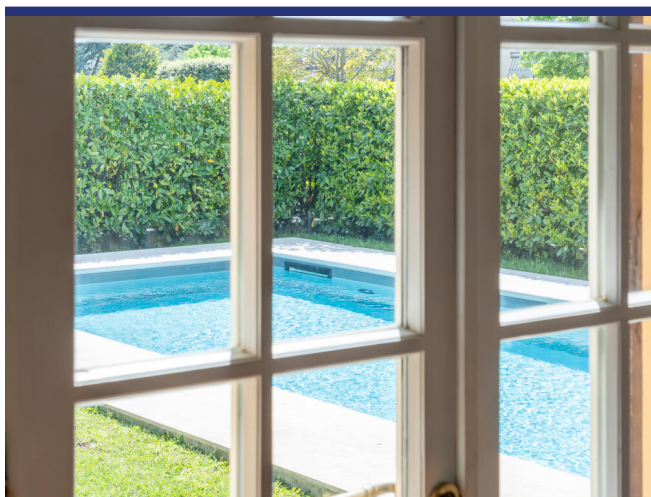
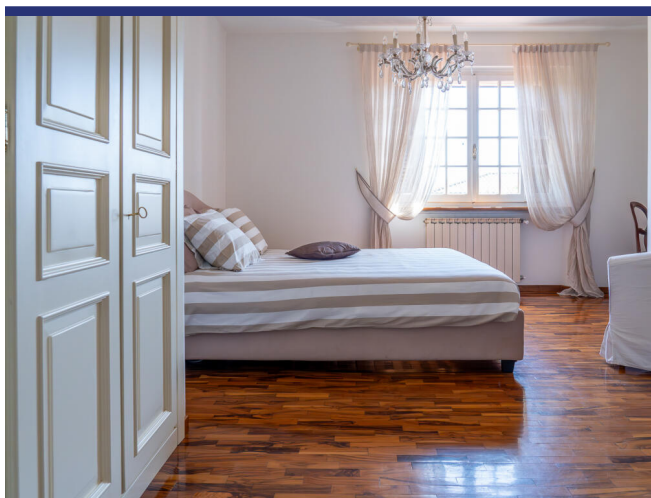












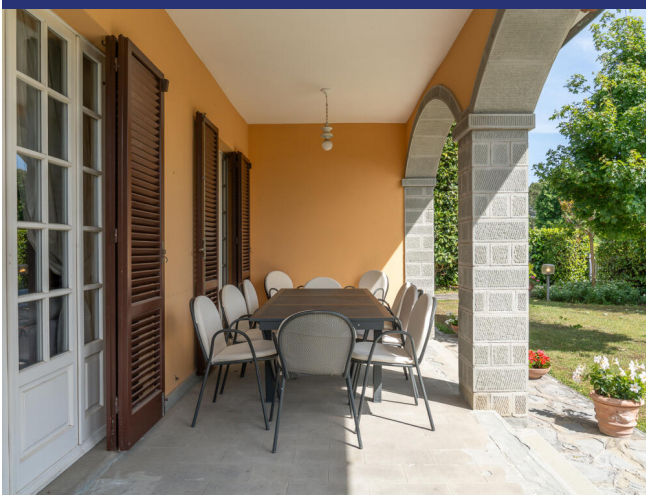






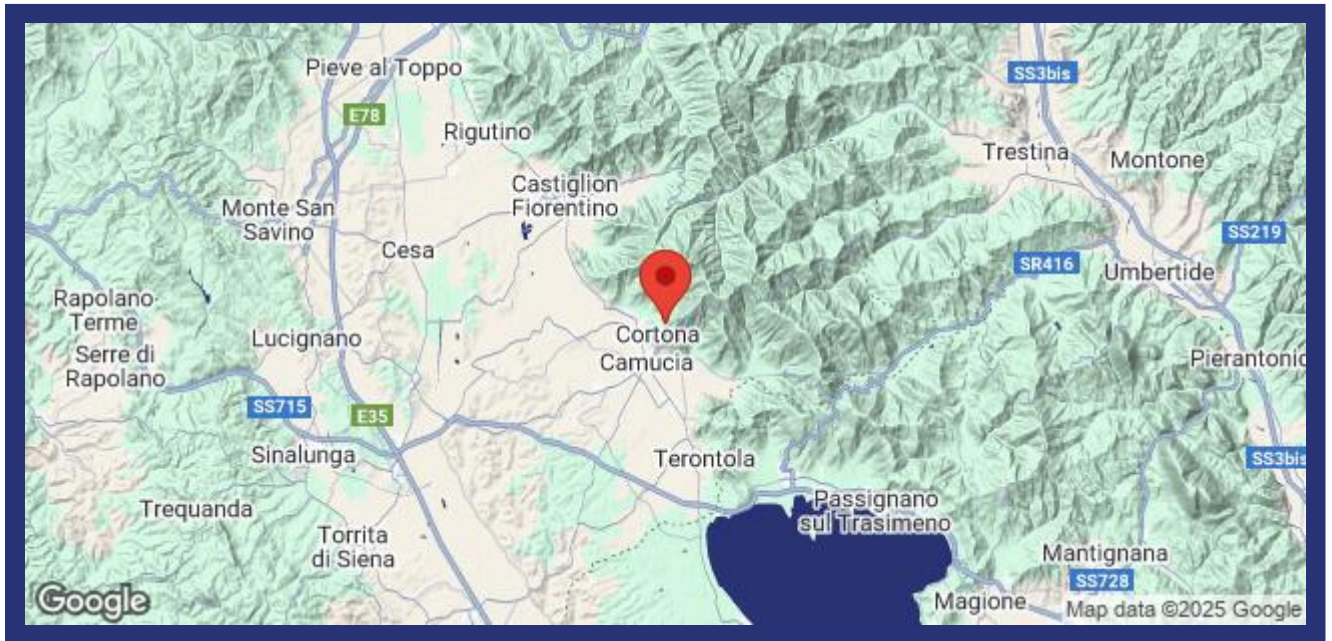








# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5906
- Villa/Farmhouse
- 12 km to Lake
- 130 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Yes
- Pool: Yes
- Asking Price: € 530.000
- Floorspace: 232 m<sup>2</sup>
- SQM Plot: 700 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Under negotiation

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

