

# Toscana

## Cortona

Ref. 5803: Cozy apartment located in an old mill transformed into a residence near Cortona  
Asking Price: € 265.000



# Description

Very attractive apartment and part of an old monastery that was converted in 2005 into a residence with about thirty apartments, park and communal swimming pool. It is located just 4 km from the famous Cortona, in a very quiet location but close to all amenities. The apartment is in excellent condition and furnished in typical Tuscan style. It is located on the first floor and is accessed by a staircase leading to a shared balcony overlooking the charming courtyard with beautiful arches. Through a French door you enter the living room that is connected to the kitchen, through a small hall you have access to two double bedrooms and two bathrooms (one en-suite). The apartment is sold fully furnished. A private parking space is also part of the property, located within the gated grounds of the property which is accessed through an automatic gate.

## Condition and finishes

The apartment is in excellent condition, very well maintained. The entire complex was renovated in 2005.

## Services and utilities

All services are connected to the home, each unit has an individual meter.

## Use and potential

Excellently suitable as a holiday apartment or as a rental option

# Pictures





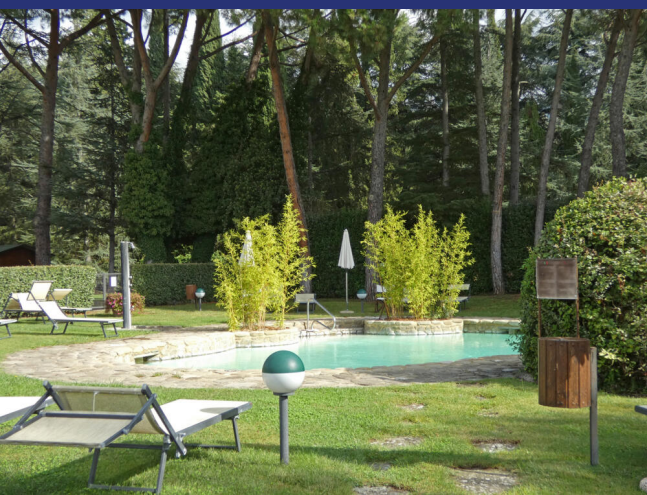


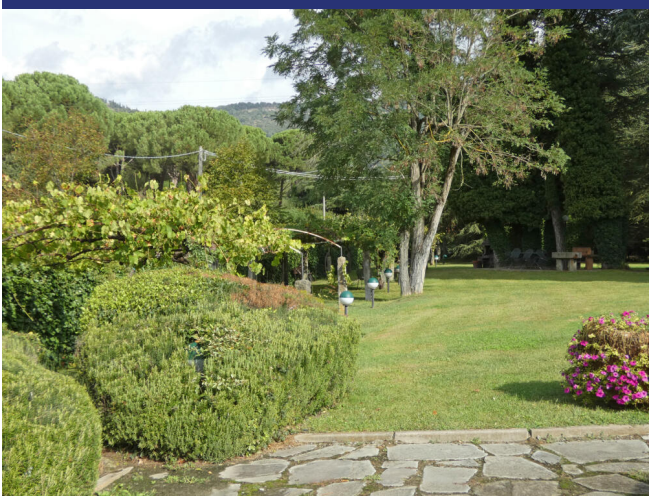




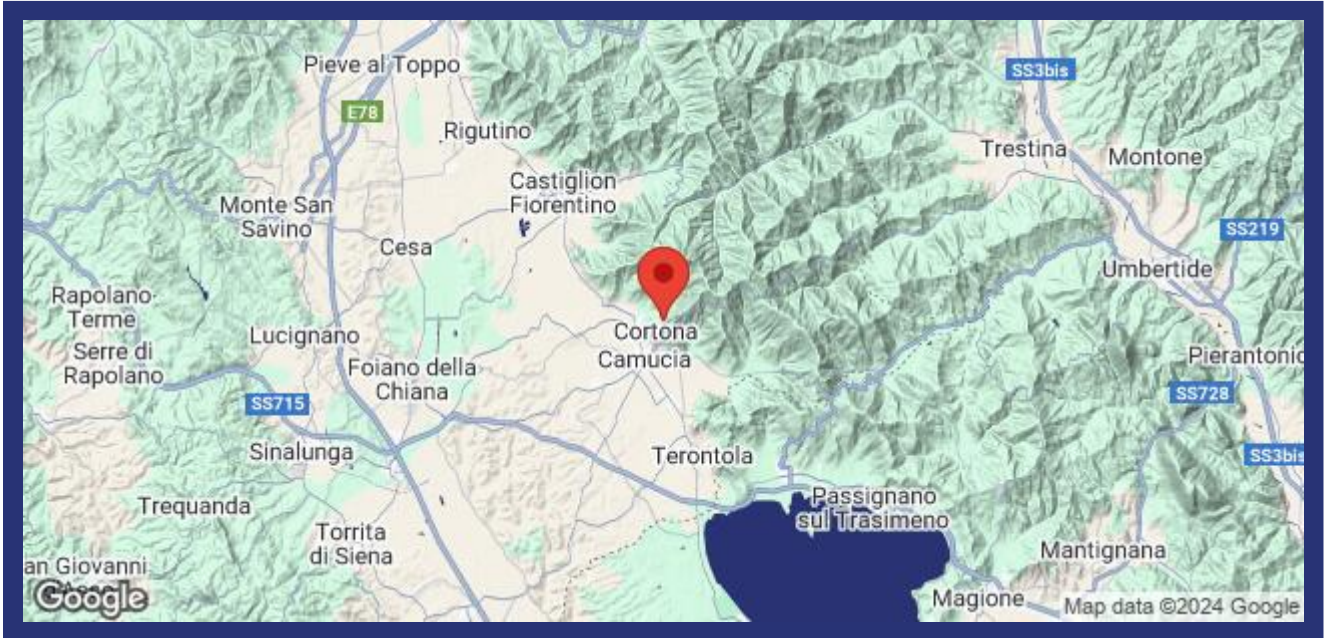








# Location & Details



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

- Reference: 5803
- Apartment/In borgo
- 15 km to Lake
- 120 km to Sea
- Balcony
- Garage: Parking Space
- Asking Price: € 265.000
- Floorspace: 110 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# 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  
www.italiacasa.net

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

info@italiacasa.net  
www.italiacasa.net

