

# Toscana

## Cortona

Ref. 5970: For sale lovely farmhouse of about 127 sqm, located in a panoramic position overlooking Cortona, with a total of 3 bathrooms and 2 bedrooms

Asking Price: € 490.000



# Description

For sale lovely stone farmhouse located in a quiet and extremely panoramic position, at the gates of Cortona and only 15 minutes from Lake Trasimeno. The property, completely renovated, is about 127sqm and divided into 2 levels: on the ground floor we find externally a lovely pergola leading to the entrance, with living room and a bedroom with bathroom. The second floor can be reached either by an internal staircase and characteristic external stone staircase that ends with a small terrace. Here we find the kitchen/dining area with fireplace, 2 bedrooms and a bathroom. The house is surrounded by 5,000 square meters of land with garden and 100 olive trees. There is also a garage of about 17sqm in the basement and a storage room. A 5x 11 mt swimming pool and a private well complete the property.

## STATE AND FINISHES

The property was renovated in the 1990s, while the roof was completely redone in 2010. The rooms feature terracotta floors and wooden beams, in classic Tuscan style

The property is located only 6 km (10 minutes) from Cortona, one of the most charming locations in the province of Arezzo. The main services such as supermarkets, bars, restaurants, train station, and the entrance to the freeway are only 4 km away, in the village of Camucia. Other easily accessible places are Lake Trasimeno (10 km, 15 minutes) Arezzo (30 km, 40 minutes), Perugia (45 km, 40 minutes), Montepulciano 29 km (35 minutes). The nearest airports are Perugia (54 km, 45 minutes) and Florence (129 km, 1 hour 20 minutes)

# Pictures









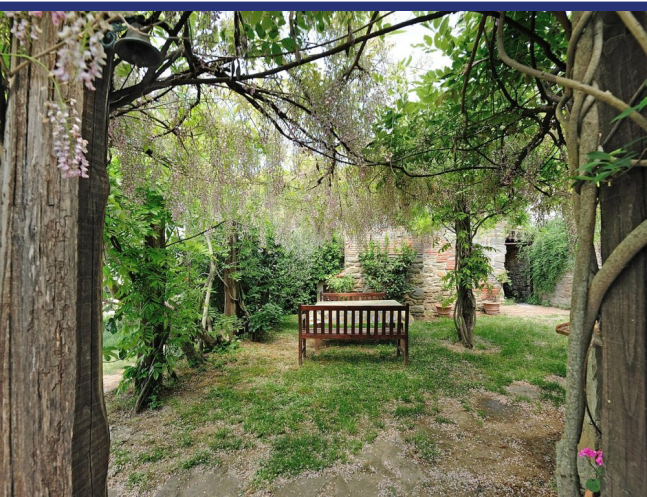
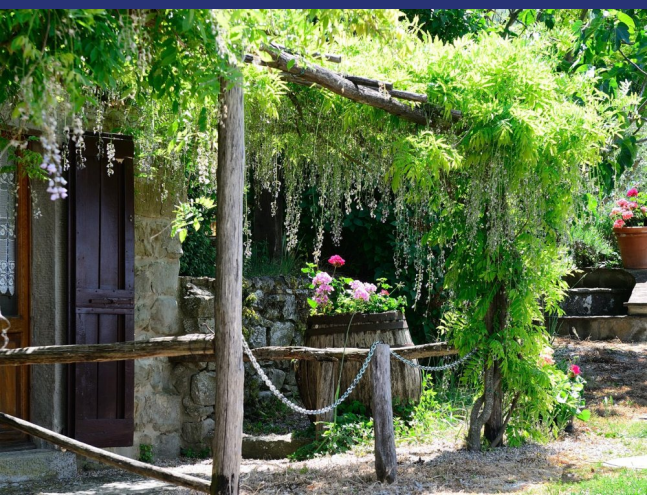


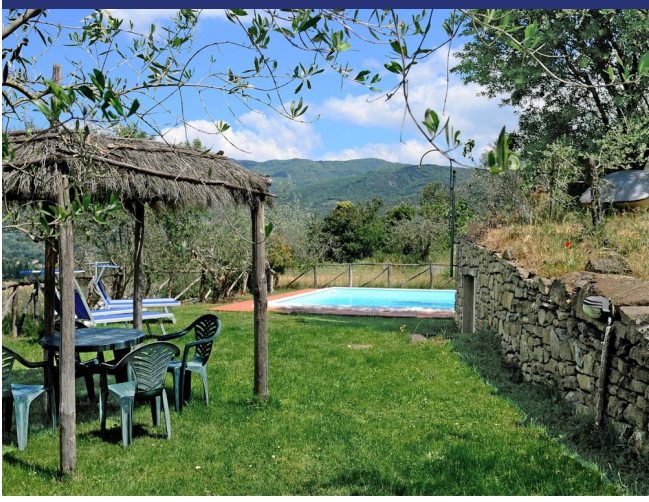




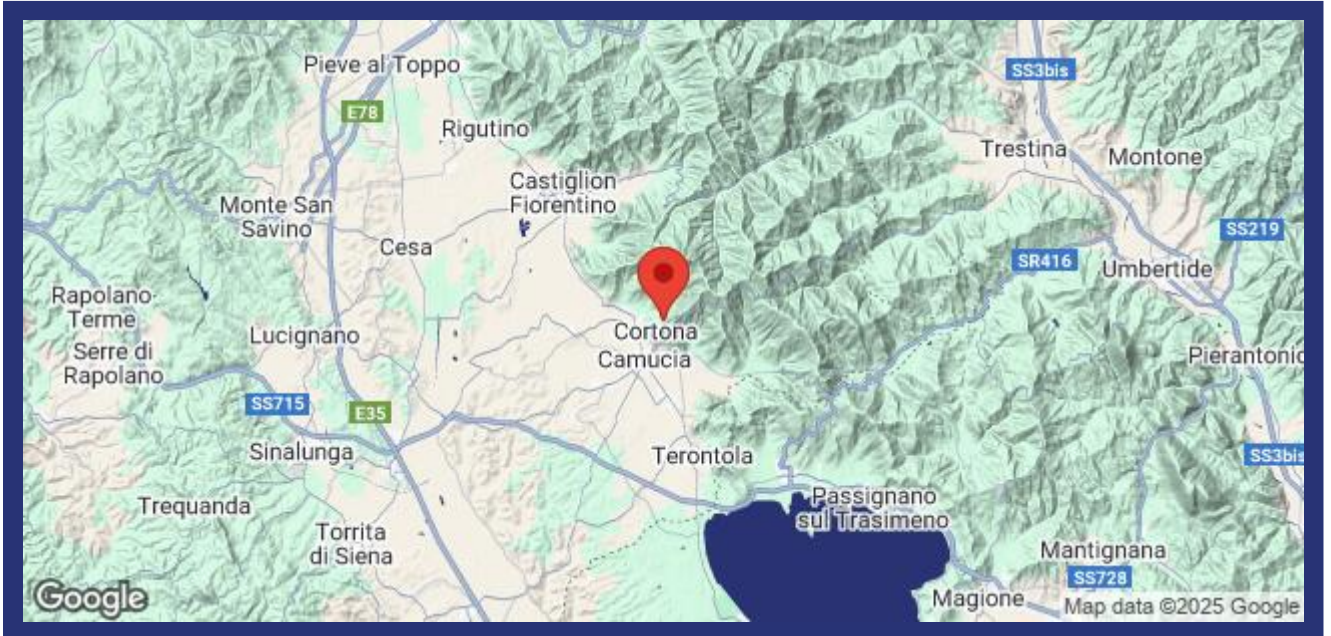








# Location & Details



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

- Reference: 5970
- Villa/Farmhouse
- Panoramic View
- 10 km to Lake
- 140 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Pool: Yes
- Asking Price: € 490.000
- Floorspace: 127 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status:

# 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?

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