Toscana

Cortona

Ref. 5728: Historic Tuscan dream villa near Cortona
Asking Price: € 2.300.000



Description

Near the famous Tuscan village of Cortona (Under the Tuscan sun)is this charming historic villa of 285 m2, with 4 bedrooms, 5 bathrooms, 1.4 hectares of land and a beautiful 16 x 4 swimming pool. Completely renovated so the enjoyment can start immediately.

The villa has 3 floors:
on the ground floor there is an elegant entrance with bathroom, a bright kitchen overlooking 2 patio doors overlooking the manicured outdoor terrace and swimming pool, a laundry room and a large living room with dining area and living room with fireplace.

On the first floor, accessible via both internal and external stairs, there are 3 bedrooms with private bathrooms.

On the second floor there is a bedroom with bathroom.
Adjacent to the farm we find a garden tools shed of 21 m2 and an old turret of 22 m2 on 3 floors, completely renovated and composed as follows:
in the basement there is a charming cellar with vaulted ceiling, the ground floor and first floor are used as a garage, but can also be used as a study room.

The villa is surrounded by approximately 1.4 hectares of land with olive grove and a garden of 3,133 m2 with a beautiful 16 x 4 swimming pool (large enough for swimming laps) with modern salt system.

CONDITION AND FINISHES
The villa dates back to the 17th century and was renovated by the current owners in 2018, using high-quality materials and very high-quality finishes, without forgetting the typical style of Tuscan farmhouses.

SERVICES AND UTILITIES
The house has an LPG heating system and the water supply is provided by a private well. The farmhouse has air conditioning in all bedrooms and WiFi.

USES AND POSSIBLE USES
This property is perfect for use as a private residence, where you can spend your holidays enjoying the breathtaking sunsets that this beautiful house offers every evening.
However, the farm can also be used as a holiday home, given its favorable location, which allows you to easily reach all the most beautiful villages in Tuscany. It is also very suitable for luxury rental.

PLACE
The villa is located approximately 1 km (3 minutes) from the nearest village, where all basic necessities are available.
Cortona 5 km (5 minutes), Castiglion Fiorentino 15 km (20 minutes), Lake Trasimeno 20 km (25 minutes), Montepulciano 30 km (40 minutes).
The nearest airport is Perugia 55 km (50 minutes), Florence Airport 130 km (1 hour 30 minutes), Rome Airport 220 km (2 hours 30 minutes).

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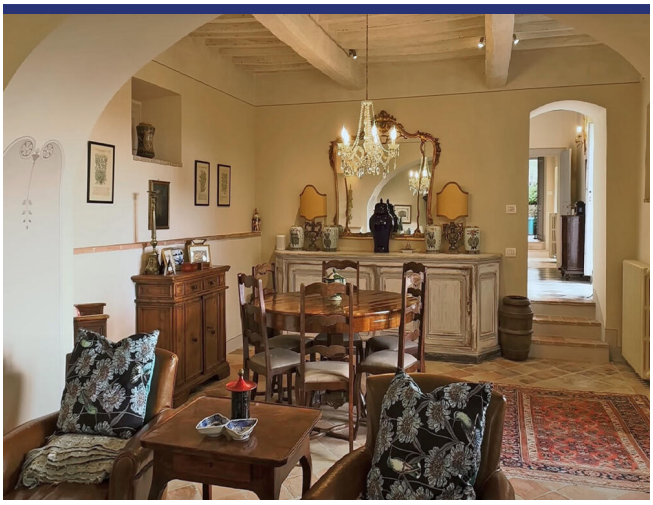
Pictures





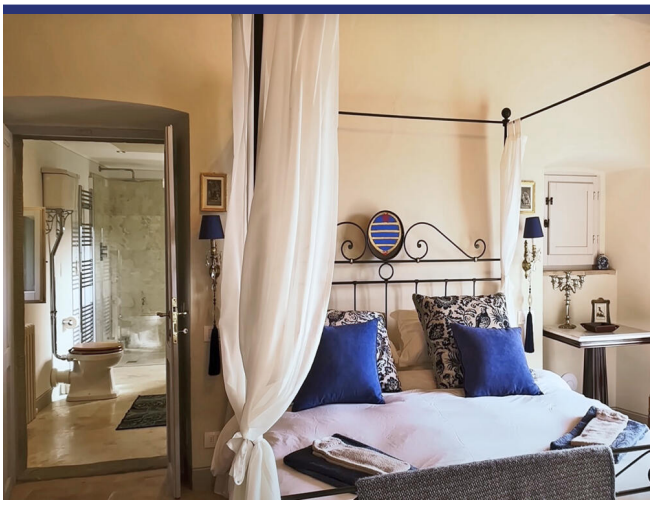






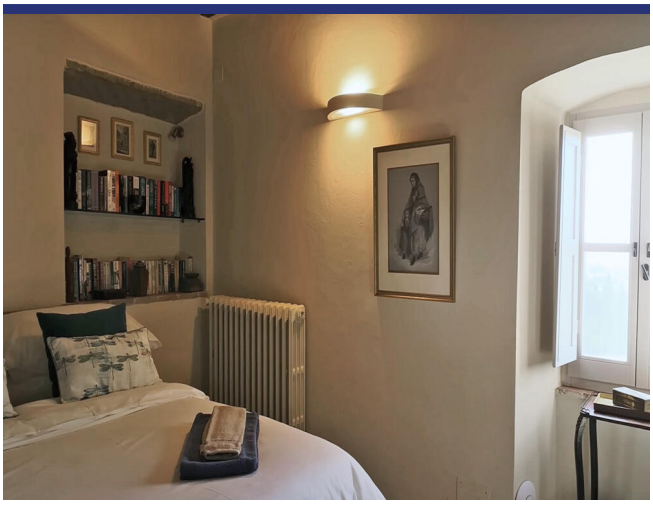


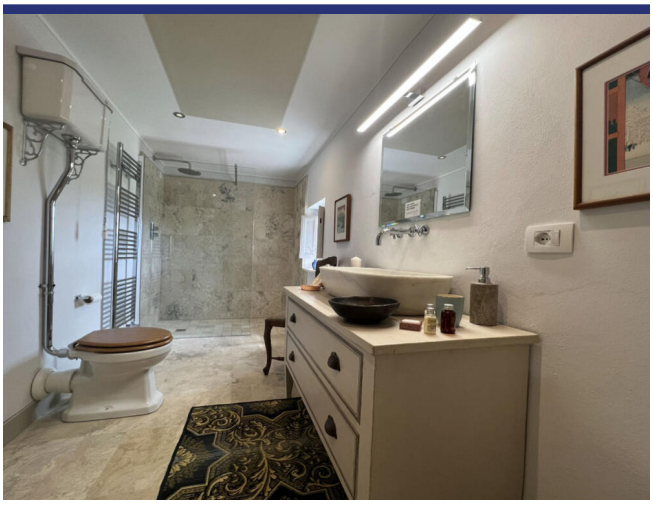














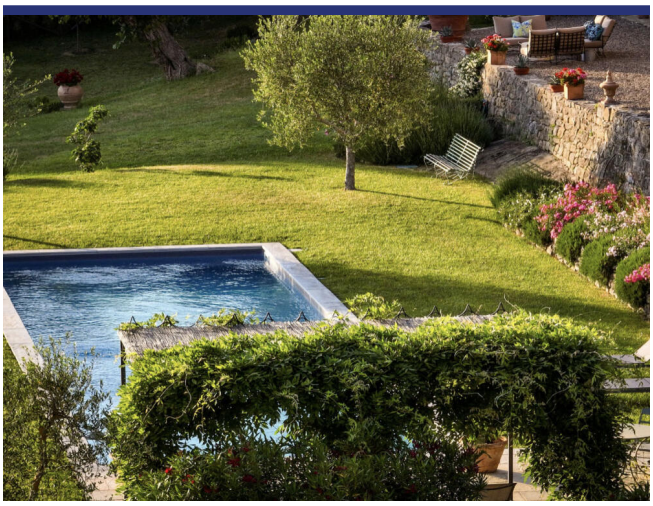






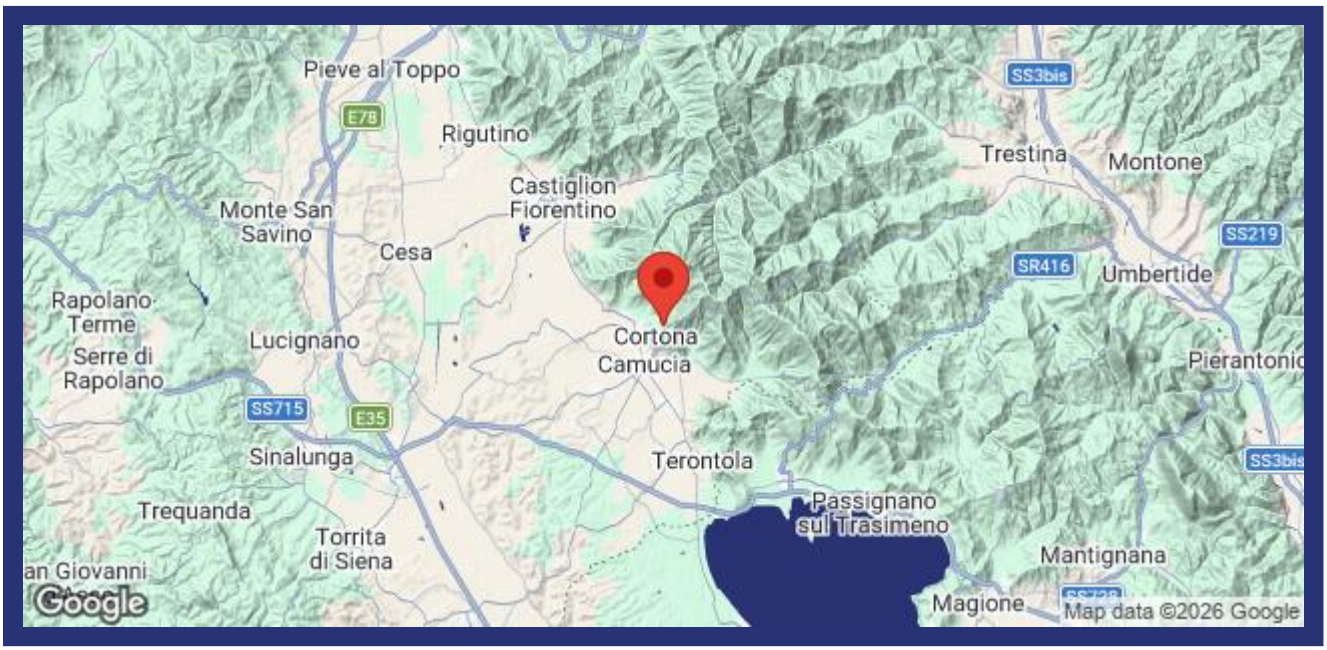








Location & Details



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

- Reference: 5728
- Villa/Farmhouse
- Panoramic View
- 20 km to Lake
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Pool: Yes
- Asking Price: € 2.300.000

- Floorspace: 285 m^2
- SQM Plot: 140000 m^2
- Bedrooms: 4
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

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 a 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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