

Toscana

Cortona

Ref. 5385: Modern energy efficient villa in Cortona with 3 bedrooms, 4 bathrooms, spa and garden with swimming pool.

Asking Price: € 695.000



Description

A short distance from the center of Cortona in Tuscany, beautiful energy-efficient new build villa for sale (2012) with underfloor heating and air conditioning. The location is very practical and panoramic.

The structure, on three floors, of 290 m², consists of:

On the ground floor entrance hall, living room with fireplace, kitchen, dining room, bathroom, wellness area with 8-person whirlpool and Finnish sauna.

On the first floor there are 2 bathrooms and 3 bedrooms, one with a walk-in closet plus mezzanine.

The basement, accessible via both internal and external stairs, consists of a large room currently used as a warehouse, technical room, laundry room, and bathroom.

This house is almost entirely energetically self-sufficient, energy class A4

The garden has an area of 4000 square meters, with 50 olive trees, is completely fenced, equipped with an electric gate and a swimming pool of 12 x 5 m with a salt system.

CONDITION AND FINISHES

The house is built using only the highest quality materials to ensure unparalleled comfort. All floors are solid wood planks, PVC and aluminum windows with three-layer thermal glass and mosquito nets. The kitchen is made of wood and steel and equipped with the latest generation of appliances and a water purification system.

SERVICES AND UTILITIES

Both the heating and air conditioning systems are under floor heating, all powered by a heat pump with domestic water heater.

There are: alarm system, artesian well, 6kw photovoltaic system, facility for internal goods lift and centralized extraction.

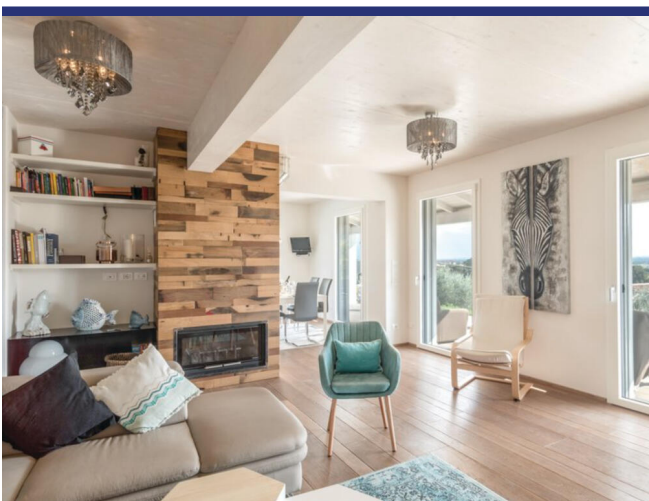
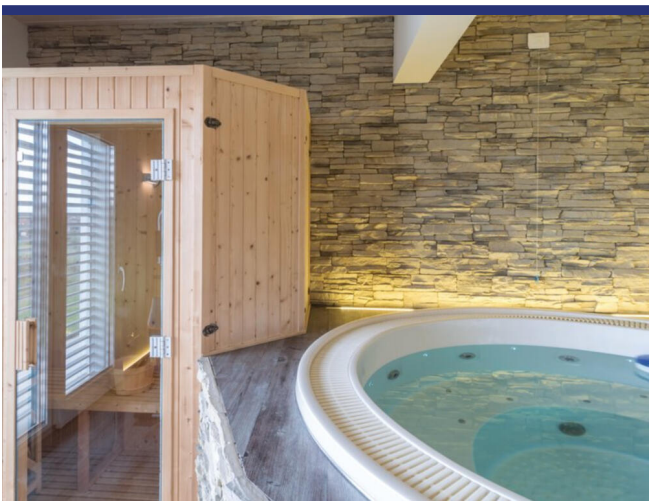
PLACE

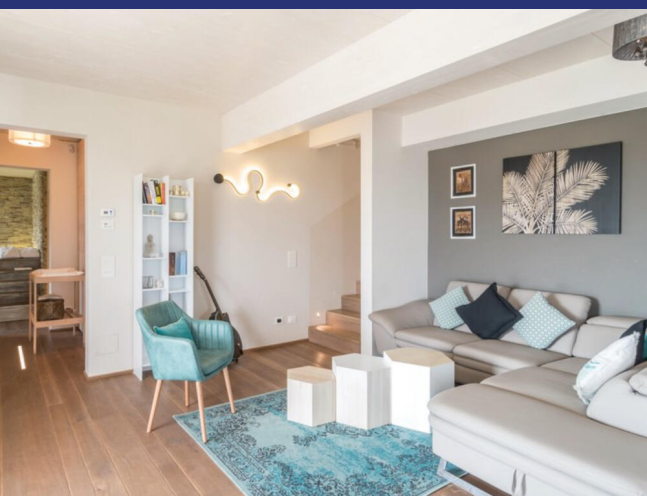
The center of Cortona is 10 minutes away. (7 km), bars and restaurants can be reached in 5 minutes. (2km).

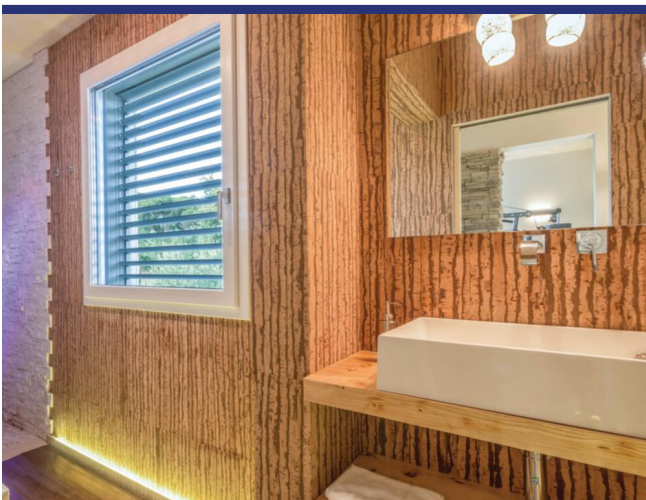
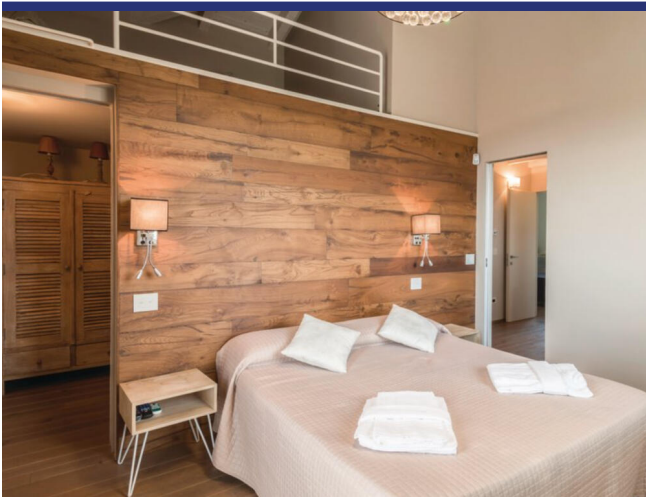
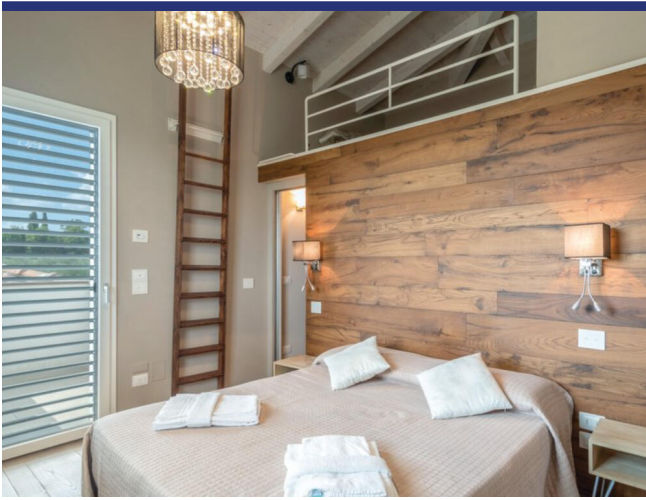
Castiglione del Lago 13 mins (10 km), Castiglion Fiorentino 20 mins (17 km).

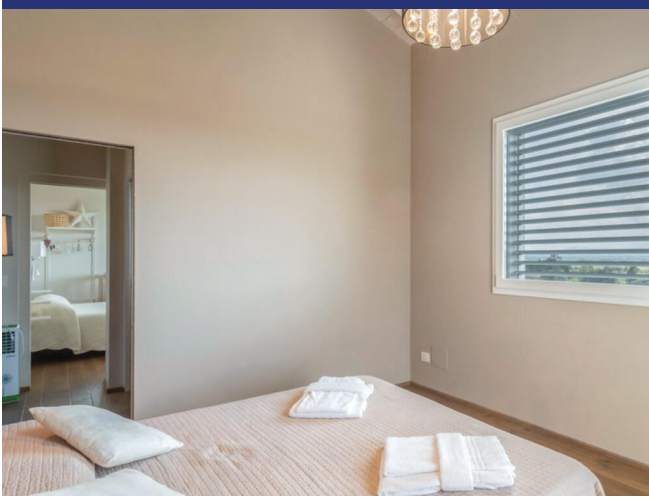
The nearest airports are Perugia 35 minutes away. (42 km) Florence 1 hour 15 min. (110 km).

Pictures

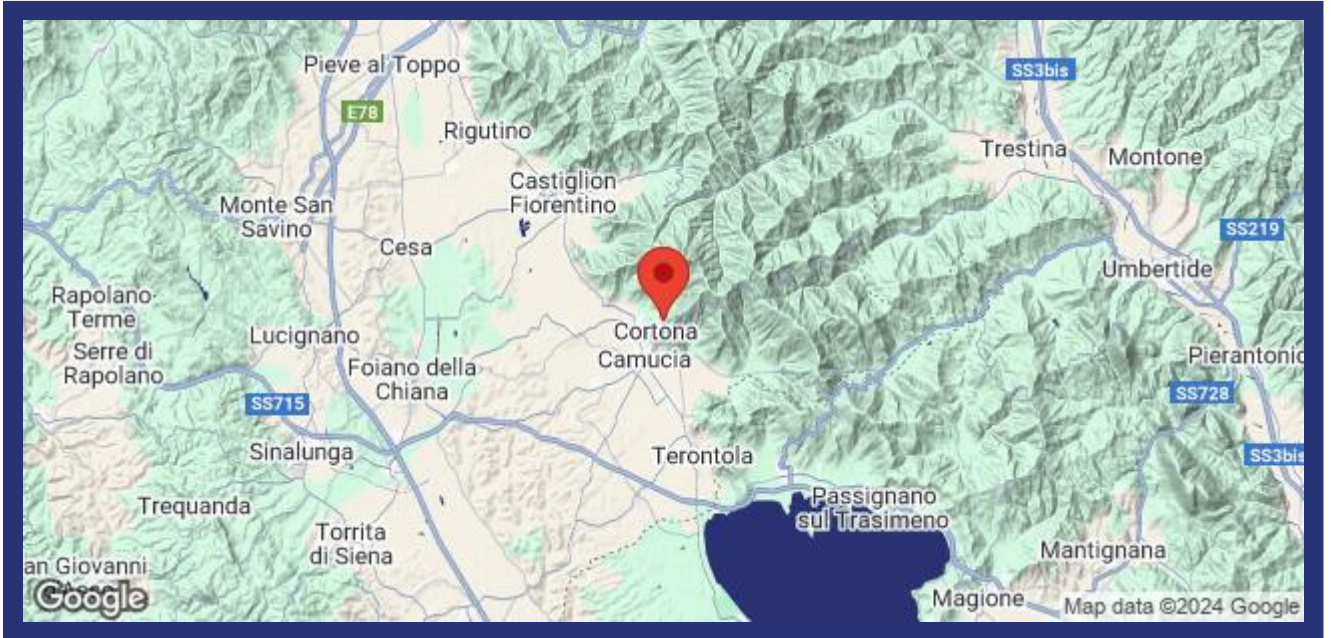








Location & Details



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

- Reference: 5385
- Villa/Farmhouse
- Panoramic View
- 10 km to Lake
- 140 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 695.000
- Floorspace: 289 m²
- SQM Plot: 4000 m²
- Bedrooms: 3
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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 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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