

# *Rolling Hills*

---

CHARMING ESTATES



Ref: TCR-052

Toscana - Arezzo - Cortona

PRICE: 510.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 170.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming-pool: 1

Land: 0.032 ha

For sale a renovated farmhouse on the edge of Cortona with great view on the Valdichiana.

For sale beautiful farmhouse recently renovated (2010) of 170 sqm with 3 bedrooms, 3 bathrooms and it is completed by a swimming pool and a garden.

The property is located about 1 Km from the historical centre of Cortona and it is divided into three levels:

- On the ground floor consists of a dining room, kitchen, bedroom, bathroom and a storage room;
- On the first floor, accessible with internal and external staircase, is equipped with a living room with fireplace, 2 bedrooms, bathroom and loggia.
- On the second floor there is a Studio and a toilet.

### ENERGY EFFICIENT G

The farmhouse, renovated in the 2010 only with luxury materials, enjoys an excellent view of the Valdichiana and is a few steps from the historical centre of Cortona; it has an independent well, water irrigation system, solar panels for the heating of the sanitary water, and also heat pumps for heating and cooling air.

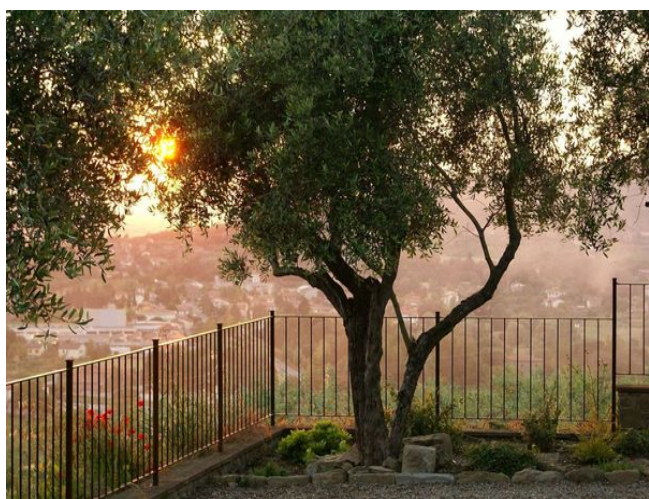
The property also includes an external space with a gazebo, a barbecue in masonry and a swimming pool of size 5x3 Mt.

**DISTANCE:** The property is in a strategic position for the most beautiful cities of Tuscan and Umbrian art.

A few steps from Cortona (1.3 km) you can reach cities such as Arezzo (27 km), Perugia (50 km), Siena (75 km). The main international airports nearby are Perugia (1h), Florence (1h30), Rome (2h), Bologna (2h).

**PLEASE NOTE:** Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com), to describe the characteristics of your ideal home. We will be glad to help you realize your dream!





Rolling Hills Italy  
 Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)