

# *Rolling Hills*

LUXURY ITALIAN PROPERTIES



Ref: TCR-004

Toscana - Arezzo - Castiglion Fiorentino

PRICE: 550.000,00

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: 260.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming-pool: 0

Land: 23.5 ha

TUSCANY - Castiglion Fiorentino (Arezzo) Farmhouse located in an elevated position (600 m), with an amazing view over Cortona.

This 260 sq. m building with 2 floors, carefully refurbished, consists of 3 bedrooms, 3 bathrooms, an outbuilding of 40 sq. m and 23.5 ha of land.

The main building is a 260 sq., m stone farmhouse with 2 floors. It was completely refurbished between 2006 and 2007, keeping the original characteristics unchanged. This was possible thanks to high quality materials in line with the tradition such as cotto tile flooring and wooden beams.

Although it is an historic building, it has a very functional internal layout.

- The Ground Floor consists of a hall, a kitchen and a lounge with a fireplace, a bathroom, a broom closet and an ancient oven. Both the kitchen and the lounge have an external access by a French window.

- On the First Floor, also accessible by external staircase, there is the sleeping area, with 3 bedrooms and 2 bathrooms.

Energy Class: F; EPI (Energy Performance Index) 198.95 kWh/ m2a

The property includes an outbuilding of 40 sq. m, which is presently used as a storage room.

The farmhouse is surrounded by a 23.5 ha land, mainly cultivated with woods, except for the area immediately surrounding the house, which has a parkland and olive trees.

**DISTANCES:** The property is located just 7 km from the centre of Castiglion Fiorentino. Many towns are easy accessible within 30 km, for example Cortona (18 km), Lucignano (25 km), Arezzo (20 km) and Montepulciano (40 Km). Moreover, it is near Siena-Perugia freeway entrance and two Motorway entrances, so it is very easy to get to the main cities and, consequently, to the main airports: Perugia (65 km), Florence (90 km), and Rome (200 km).

**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!





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