

Rolling Hills

CHARMING ESTATES



Ref: TCR-059

Toscana - Arezzo - Cortona

PRICE: 1.250.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
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GENERAL INFORMATION

Surface: 250.00 Mq
Bedrooms: 5
Bathrooms: 5
Swimming-pool: 1
Land: 0.25 ha

For sale recently restored farmhouse in Cortona, Tuscany.

On the border between Umbria and Tuscany, near the beautiful Cortona, for sale farmhouse completely restored, with 5 bedrooms, 5 bathrooms and in addition 2500 sqm park with swimming pool.

The Location is panoramic, with Trasimeno Lake's view and surrounding land, and with privacy but not isolated, in a few minutes you can reach many little town with all the services.

The building of 250 square meters, on two levels, is composed as follows:

Ground Floor - Entrance, living room with fireplace, large kitchen with dining area from which you can access the garden through a French door, bedroom, study, bathroom and closet.

On the first floor- reachable from both internal and external staircase with loggia, there is a large hallway, 4 bedrooms and 4 bathrooms.

The structure has been restored using only the highest quality materials, the rooms are large, well-lit and equipped with air conditioning, there is also the possibility of creating an outdoor pergola.

ENERGY CLASS "F", IPE 165.915 kWh / m2.

The land, included in the sale, has an extension of 2500 square meters entirely used as a park with a pool of 5 * 10 meters; everything is fenced and equipped with an automatic irrigation system.

DISTANCES: In 20 minutes (15 km) you can reach the centre of Cortona, Montepulciano, Castiglione del Lago and Foiano della Chiana. The nearest airports are Perugia (46 km, 40 min.) and Florence (110 km, 1 h 15 min.).

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, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!

