

# Rolling Hills

CHARMING ESTATES



Ref: TCR-080

Toscana - Arezzo - Castiglion Fiorentino

PRICE: 450.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 200.00 Mq

Bedrooms: 3

Bathrooms: 1

Swimming-pool: 1

Land: 0.5 ha

For sale delightful farmhouse of 200 sq.m. with 3 bedrooms, 1 bathrooms, pool, garage and a fenced plot of 5000 sq.m. The house rises between Cortona and Castiglion Fiorentino, two vibrant towns in the heart of Tuscany.

The property, overlooking an enchanting hill, is composed of a main farmhouse and an annex, which is used as a garage.

The location is quiet and peaceful, with a great view, and it is also well connected to the main road, in order to easily reach any towns in only few minutes.

The farmhouse (200 sq. m.) is on 2 levels:

at the ground floor there is a kitchen, a spacious living area with dining room and a fire place, from which you can reach a large porch , that is ideal for spending time with friends.

The first floor is equipped with air conditioning and it has 3 bedrooms, 1 bathroom and a panoramic terrace.

The garden has an extension of 5000 sq.m., completed with a 6x12 pool.

### STATE AND FINISHES

The building is in good conditions, but there is also the possibility to enlarge the main house, and to convert the annex into a dependence.

### SERVICES AND UTILITIES

The heating is fueled with LPG, and the supply of water is guaranteed by two wells.

### USES AND POTENTIALITIES

This property is perfect as a holyday house, but also as a main residence.

### LOCATION

Within 15 minutes by car, you can reach Cortona, Castiglion Fiorentino, Lucignano e Foiano della Chiana.

The nearest airport is in Florence (91 km, 1h).

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