

Rolling Hills

CHARMING ESTATES



Ref: TCR-083

Toscana - Arezzo - Castiglion Fiorentino

PRICE: 2.300.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 1100.00 Mq

Bedrooms: 11

Bathrooms: 14

Swimming-pool: 1

Land: 0.5 ha

For sale luxury property of 1.100 sq.m. located between Cortona and Castiglion Fiorentino.

This beautiful property is on 2 floors and is divided in 2 farmhouses that are easily be unified into a single house. The first house (250sq.m.) is currently on private use of the owner.

At the ground floor there is a well equipped kitchen, a dining room with open space, a spacious living room, a bathroom with sauna, a closet, a laundry and an utility room.

At the first floor there are 3 beautiful bedrooms with a shared bathroom and a master bedroom, complete with an office and a private bathroom.

The second farmhouse is currently a tourist resort:

at the ground floor there is a professional kitchen and a restaurant that can host up to 100 people.

At the first floor there is a living room with fire place, a kitchen, 4 bedrooms with private bathrooms, and two apartments for a total of 3 bedrooms and 2 bathrooms.

The property is surrounded by 0,5 ha of garden, which is enriched by 100 olive trees and 2 outstanding pools, one is on private use of the owner (6x12) and the other is on use of the tourists (7x14).

FINISHES

The property has been recently restore and it is equipped with all modern comforts:

- alarm system and video security;
- armored fixtures;
- electric shutters;
- central heating;
- air conditioning;
- automatic irrigation system;

LOCATION

The property rises in a delightful panoramic area in the heart of Tuscany, with 360 degree view of Cortona, Castiglion Fiorentino, Montepulciano and Lucignano.

The nearest town is only 5 minutes far from the property (3km).

The nearest airport is in Perugia (1h 69km).

