

*Rolling Hills*

CHARMING ESTATES



Ref: TCR-083

Toscana - Arezzo - Castiglion Fiorentino

PRICE: 2.300.000,00

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: 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).

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