

# Rolling Hills

CHARMING ESTATES



Ref: TCR-087

Toscana - Arezzo - Castiglion Fiorentino

PRICE: 690.000,00

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: 300.00 Mq

Bedrooms: 5

Bathrooms: 6

Swimming-pool: 1

Land: 1.5 ha

For sale an amazing farmhouse of 300 sqm. between Cortona and Castiglion Fiorentino.

The property can easily become a private house if you wish, and it is composed of 6 bathrooms, 5 bedrooms, 1,5 ha of land with 40 olive trees and a 10X5 pool.

The farmhouse is on 3 levels:

At the ground floor there is a breakfast area with kitchen, a restroom, a technical room and 3 bedrooms with private bathrooms and an independent access to the external area.

The first floor is accessible by external stairs and it is currently composed of an independent apartment, where the owner lives.

In this floor there are 2 bathrooms, 2 bedrooms, a kitchen, a living room, a studio and a panoramic terrace.

At the second floor there is a spacious loft that has a maximum height of 1,50 m.

The land, which is included in the sale price, has an extension of 1,5 ha, and it is used as a garden with 40 olive trees and a beautiful 10x5 pool with jacuzzi.

## STATE AND FINISHES

The building was completely restored in 2012, with respect for the Tuscan tradition, and with great attention to the energetic efficiency.

ENERGY CLASS "C", IPE 75,2 kwh/m2per year

## SERVICES AND UTILITIES

The water is supplied by a private well, and the heating system is fueled by a very efficient pellet/wood boiler.

## USES AND POTENTIALITIES

This property is perfect for a family who wats to create a small tourist accommodation; but with some changes it can be used also as a private residence.

## LOCATION

In 10 minutes (6-8km) you can easily reach Castiglion Fiorentino, Foiano and Cortona, where you can find the main services, train station and highway.

The nearest airport is the one in Florence 1h 15 minutes, (99km).

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