

Rolling Hills

CHARMING ESTATES



Ref: TCR-089

Toscana - Arezzo - Cortona

PRICE: 500.000,00

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

GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 7

Bathrooms: 6

Swimming-pool: 1

Land: 2 ha

For sale enchanting stone farmhouse of 300 sqm. The building is composed of 5 apartments, for a total of 6 bathrooms, 7 bedrooms, 2ha of land and a pool, in Cortona, Tuscany.

The farmhouse has an extension of 300 sqm. and it is on 2 floors, in which there are 5 apartments with independent entrance.

At the ground floor there are 2 spacious apartments with 2 bright bedrooms, 3 bathrooms and 2 living rooms with well equipped kitchen.

At the first floor there are 3 apartments with 5 bedrooms, 3 bathrooms and 3 living rooms with kitchen.

The house is surrounded by 2 ha of land, which is made up for the most part of wooded land and garden, with an outstanding 8x4 pool.

STATE AND FINISHES

The farmhouse was built in 2004 with stone-exposed walls. Here all the original materials of Tuscan tradition, like cotto floors and wooden beams, were maintained.

SERVICES AND UTILITIES

The property has an LPG heating system and every apartment has an independent boiler.

The water is supplied by private wells.

USES AND POTENTIALITIES

This farmhouse can be used as a touristic accommodation, but with some changes it can be perfect also as a private residence.

LOCATION

The location of this property is absolutely enchanting!

It is surrounded by the lushly green countryside that runs along Cortona.

The nearest village is only 300 m far from the house, the nearest town is 5 km far, Cortona 8km (15 min.), Castiglion Fiorentino 13 km (20 min.), Montepulciano 30 km (45 min.), Arezzo 31 km (47 min.).

The nearest airport is in Florence 120 km (1h e 30 min.).

