

Rolling Hills

CHARMING ESTATES



Ref: TCR-090

Toscana - Arezzo - Cortona

PRICE: 530.000,00

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

GENERAL INFORMATION

Surface: 160.00 Mq
Bedrooms: 4
Bathrooms: 3
Swimming-pool: 1
Land: 0.8 ha

For sale enchanting tower of 160 sqm with 4 bedrooms, 3 bathrooms, a gorgeous garden of 8000 sqm with pool and a breathtaking view of Cortona.

The building has a surface of 160 sqm and it is on 3 floors.

On the ground floor there is a spacious dining room, a kitchen with direct access to the external porch, a bedroom and a bathroom with shower.

On the first floor there are two bright bedrooms, one with private bathroom, and a large bathroom with shower and sauna.

On the second floor there is a bedroom in which we can find a wooden ladder leading to a romantic terrace on the rooftop.

The property is surrounded by 8000sqm of garden, enriched by some olive trees, a cypress avenue that leads to the tower and a gorgeous infinity pool that creates a wonderful setting over Cortona.

STATE AND FINISHES

The building was completely restored in 2009 with original Tuscan materials like cotto floors and wooden beams.

SERVICES AND UTILITIES

The property has an LPG heating system and the water is supplied by a private well.

USES AND POTENTIALITIES

The tower is perfect as a private residence. Where you can chill out with friends and family.

LOCATION

The house is located in a strategic position, only 800 m from the nearest village, 8 km far from the nearest town with supermarkets, restaurants, train station, bars, petrol stations and cash machines.

Montepulciano 25 km (30 min), Cortona 9 km (10 min), Arezzo 35 km (40 min), lago Trasimeno 23 km (20 min).

The nearest airport is the one in Florence: 1h 20 min (119 km).

