

Rolling Hills

CHARMING ESTATES



Ref: CITCR-003

Toscana - Arezzo - Cortona

PRICE: 1.190.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 200.00 Mq
Bedrooms: 5
Bathrooms: 6
Swimming-pool: 1
Land: 1.5 ha

Romantic stone house of 200 sqm Cortona, Tuscany, with a total of 5 bedrooms, 6 bathrooms and 1.5 ha of land with beautiful 5X3 pool.

This luxurious, prime property just outside of Cortona's fortified Etruscan walls, is in a spectacular setting, with stunning interior design, a complete indoor spa area - with heated hydropool, sauna and Turkish bath - a panoramic external swimming pool, 1.5 hectares of land and breath-taking views whichever way you look.

Ticking absolutely every box, this amazing property, surrounded only by beauty, is to scoop up before anyone else has the chance!

It is unique, in a LOCATION, LOCATION, LOCATION setting and the height of luxury. West facing it enjoys long hours of sunshine and absolutely spectacular sunsets.

Situated within walking distance of Cortona's historic town centre - 850 metres from the Santa Maria entry gate - the property has only ever been used for hosting high-end of the market rentals, generating an income of circa E.40,000 plus per annum.

The property is in excellent condition and is to be sold fully furnished, immediately ready to move into.

The property's location, in the vicinity of the beautiful Santa Maria Nuova church which dates back to 1550 is one of the most exclusive and prestigious areas of Cortona in which to invest - not only because of its vicinity to the town but also because of its environmentally protected status: villas, and stone farmhouses nestled within the hillsides can be seen to the North and extensive views across the plains towards Montepulciano to the south and west.

The estate consists of:

MAIN HOUSE (circa 160 sqm)

First floor: 3 en-suites (one with a hydrobath for a deep relax experience).

Ground floor: a state of the art dining room to seat 10, sitting room with fireplace, compact kitchen with ample work tops, guest bathroom and the glass enclosed spa area which overlooks the vast expanse of the Valdichian enjoying wonderful views.

Annex (circa 25 sqm): Two en-suite bedrooms.

Garden: The mature and beautiful garden area immediately around the house is approx.

3000 sqm (1 acre) with a swimming pool of 5 x 3 metres and a further 1.2 hectares (3.5 acres) of surrounding land with olive trees.

A MUST TO VIEW, THIS STYLISH PROPERTY WITH SO MANY UNIQUE FEATURES, ALSO OFFERS A SOUND RETURN ON INVESTMENT IF ONE SHOULD CHOOSE TO RENT IT OUT.

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