



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
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Rustic/Farmhouse/Court for Sell in Cortona

📍 Arezzo, 52044 (AR)

1.290.000€



Contact info



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Description

PROPERTY DESCRIPTION

Situated in one of the most suggestive and peaceful areas of Cortona, this property with swimming pool and dependance represents an excellent opportunity for those who wish to combine Tuscan tradition with the functionality of modern spaces. The farmhouse, dating back to 1800, has been the subject of a careful renovation that has preserved its historical charm, without sacrificing comfort and technology.

INTERNAL COMPOSITION

The farmhouse is divided into 6 apartments, each designed to ensure privacy and comfort, but at the same time to maintain a harmonious integration with the rest of the property.

Each apartment has a living area with fireplace, open kitchen and bedrooms with bathrooms.

The annex, separate from the main building, offers an independent space of 70 m², constituting a separate apartment, ideal for guests or as an independent unit, with living room, kitchen, bathroom and a bedroom.

STATE AND FINISHES

The interior finishes are characterised by terracotta floors and exposed wooden beams that recall the timeless elegance of Tuscan tradition.

Each apartment is equipped with an independent boiler and air conditioning in the sleeping area, while the 18 kW photovoltaic system ensures excellent energy management.

OUTDOOR SPACES

Outside you are welcomed by a well-kept 9,000 m² garden which is a real corner of tranquility.

The travertine swimming pool, with its generous dimensions of 14x7 meters, is a distinctive element of the property, inserted in a natural context that offers tranquility. Adjacent to the pool, an outdoor kitchen with a wood-fired oven completes the offer of outdoor spaces, creating the ideal environment for outdoor lunches and dinners. The arable land of 4,000 square meters and the olive grove with 50 centuries-old trees offer opportunities for agricultural activities or the production of quality oil, while a recently built 110-meter deep well ensures water self-sufficiency.

USE AND POTENTIAL

This property offers considerable potential both as a private residence and as a tourist accommodation facility. The division into 6 independent apartments in addition to the annex, make it particularly suitable for being transformed into a high-end tourist activity, such as a bed and breakfast, a holiday home or a boutique hotel.

Furthermore, the strategic position allows to easily reach Cortona and the main tourist attractions of the area, while maintaining the tranquility and privacy of the countryside. The agricultural land and the olive grove offer the possibility to develop an agricultural activity, while the photovoltaic system and the autonomous heating system guarantee an efficient and sustainable management of the property.

DISTANCES AND POSITIONS

City

Cortona 12 Km

Arezzo 35 Km

Florence 39 Km

Perugia 55 Km

Assisi 75 Km

Seas and Lakes

Trasimeno Lake 20 Km

Adriatic Sea 140 Km

Airports

Perugia Airport 51 Km

Florence Airport 87 Km







Railways

Cortona Station 3 Km















Perugia Station 55 Km

Highways
E45 20 Km


Details

 Property ID: CBI134-2230-170	 Surface: 520.00 m ²
 Rooms: 30	 Garden: Privato, 9.000 sqm
 Bathrooms: 8	 Bedrooms: 11

Property Features

 Floor: Building	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 520.00 m ²
 Rooms: 30	 Bedrooms: 11
 Bathrooms: 8	 Kitchen: Habitable
 Position: Peripheral	 Shower: Yes
 Parking space: Covered	 Garden: Private, 9.000 sqm
 Fireplace: Yes	 Swimming pool: Yes

Nearby

 Train Station

 Cafes / Bars

Images







