



**COLDWELL BANKER**  
BEST PROPERTIES

**Coldwell Banker Best Properties**  
Via Santa Margherita, 5 - 52044 Cortona  
P.IVA e C.F.: 03833500543  
Tel.: +39 335 73 15 525

# Estate for Sell in Cortona

📍 Arezzo, 52044 (AR)

6.900.000€



## Contact info



Coldwell Banker Best Properties

**Ilaria Tozzi**

Mobile: +39 335 73 15 525

Email: [ilaria.tozzi@cbitaly.it](mailto:ilaria.tozzi@cbitaly.it)

# Description

## PROPERTY DESCRIPTION

Immersed in one of the most fascinating rural settings in central Italy, in a dominant and extremely private position, on the border between Umbria and Tuscany and 5 minutes from the Castello di Reschio, stands this magnificent estate of approximately 350 hectares: an authentic jewel that encompasses all the charm of the past and the comfort of contemporary life.

Once an ancient medieval fortress overlooking the valley below, the estate is now a refined stone hamlet, lovingly restored with care and respect for local traditions. It comprises seven independent apartments and two elegant private villas featuring exposed wooden beams, stone fireplaces, and timeless architectural details.

The hamlet is framed by lush gardens, vine-shaded porticoes, a panoramic infinity pool, and spectacular views of the Umbrian hills, offering an exclusive and evocative atmosphere, perfect not only for relaxing stays but also for memorable events in a fairytale setting.

## INTERNAL COMPOSITION

The main residence, an elegant 16th-century manor house, dominates the village with its understated grandeur. It houses four elegant, independent apartments, while the ground floor, in addition to a charming entrance hall, a spacious living room with fireplace, and a dining room, opens onto a generous reception area with a glass veranda overlooking a breathtaking panorama: green hills, open skies, and silence.

A few steps from the villa, other buildings complete the setting of this private hamlet: a second farmhouse with three independent apartments, a third independent two-story cottage with a rustic and welcoming feel, and a fourth structure with spacious spaces, including a three-bedroom apartment, ancient cellars, a wood-burning oven area, and a shaded and quiet outdoor dining area.

The residential complex is completed by a fifth villa, located in a more private and recently renovated position, perfect for ensuring independence or welcoming guests with the utmost discretion.

The village is further enriched by approximately 1,600 square meters of buildings: including a farmhouse in need of renovation, four charming ruins, rustic outbuildings, and two warehouses, one of which has a 20 kW photovoltaic system that combines tradition and sustainability.

## STATE AND FINISHES

The interiors of the renovated farmhouses reflect an impeccable balance between architectural simplicity and valuable historical details, modern comforts combined with original materials. The exposed wood-beamed ceilings and terracotta or oak parquet floors create an elegant, warm, and welcoming atmosphere.

The bright and well-organized rooms offer breathtaking views of the surrounding landscape, conveying a sense of tranquility and harmony.

## OUTDOOR SPACES

The park is a landscape masterpiece in itself: ornamental plants, greenery, shaded areas, and flower-filled spaces alternate like a painting. The panoramic infinity pool overlooks the valley and is flanked by a solarium designed for exclusive relaxation.

The land, a true highlight of the landscape, includes a productive olive grove with over 2,000 trees, which guarantees an average annual yield of approximately 6,000 liters of high-quality extra virgin olive oil, an authentic expression of the Umbrian terroir. The property also includes arable fields, a precious centuries-old chestnut grove, and extensive woodlands. Water, a rare and precious resource, is supplied by natural springs, three wells, and five artificial lakes. The estate also enjoys a regional concession to manage a hunting reserve that extends over 700 hectares, including land owned by third parties: a rare privilege for true connoisseurs.

## USES AND POTENTIAL

This magnificent property lends itself to a multitude of visions, all sharing a supreme level of exclusivity. It can become a private residence of rare beauty, a retreat immersed in the tranquility of nature with all the comforts of high-end hospitality, or it can be transformed into a prestigious hospitality facility: a luxury relais, a boutique hotel, a resort with a spa, or a venue for international events and weddings.

The presence of previously renovated residential units, combined with the possibility of recovering additional volumes,

allows for flexible customization of the project, both residential and business-oriented. The productive olive grove, arable land, water resources, and hunting reserve further expand the spectrum of opportunities, which could include agricultural activities, gourmet experiences, food and wine tours, and experiential tourism.

A unique opportunity for those wishing to invest in a pristine corner of Italy, where beauty is authentic, time slows, and every detail tells a story of elegance, harmony, and vision.

DISTANCE AND POSITIONS

- City:
- Umbertide 18 Km
  - Perugia 29 km
  - Assisi 52 km
  - Rome 190 km
  - Florence 120 km
- Seas and Lakes:
- Adriatic Sea 130 km
  - Lake Trasimeno 29 km
- Railways
- Umbertide Station 18 km

Details

|                                                                                                                |                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  Property ID: CBI203-3207-3 |  Surface: 3200.00 m²         |
|  Rooms: 160                 |  Garden: Privato, 10.000 sqm |
|  Bathrooms: 18              |  Energy Class: E             |
|  Bedrooms: 20               |                                                                                                                 |

# Property Features



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **3200.00 m²**



Rooms: **160**



Bedrooms: **20**



Bathrooms: **18**



Kitchen: **Habitable**



Position: **Isolated**



Balconies: **Presente**



Shower: **Yes**



Garden: **Private, 10.000 sqm**



Fireplace: **Yes**



Terrace: **Present**



Parquet : **Yes**

Images









