



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Beautiful farmhouse with panoramic views over Cortona, olive trees | Real estate Tuscany



IT-TCR174-KA

View  
52044 Cortona  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52044
<b>Country</b>	Italy
<b>City</b>	Cortona
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 127 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 5.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	490.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

For sale lovely stone farmhouse located in a quiet and extremely panoramic position, at the gates of Cortona and only 15 minutes from Lake Trasimeno.

The property, completely renovated, is about 127 sqm and divided into 2 levels: on the ground floor we find externally a lovely pergola leading to the entrance, with living room and a bedroom with bathroom.

The second floor can be reached either by an internal staircase or by a characteristic external stone staircase that ends with a small terrace.

Here we find the kitchen/dining area with fireplace, 2 bedrooms and a bathroom.

The house is surrounded by 5,000 square meters of land with garden and 100 olive trees.

There is also a garage of about 17 sqm in the basement and a storage room.

A 5x 11 mt swimming pool and a private well complete the property.

The property was renovated in the 1990s, while the roof was completely redone in 2010. The rooms feature terracotta floors and wooden beams, in classic Tuscan style.

As for heating, the property is served by LPG system, the boiler was replaced in 2020.

The water supply is guaranteed by the well.

For more offers please consult our website [www.italien-hauskauf.de](http://www.italien-hauskauf.de).

## Location

Casale Lisa is located only 6 km (10 minutes) from Cortona, one of the most charming locations in the province of Arezzo.

The main services such as supermarkets, bars, restaurants, train station, and the entrance to the freeway are only 4 km away, in the village of Camucia.

Other easily accessible places are Lake Trasimeno (10 km, 15 minutes) Arezzo (30 km, 40 minutes), Perugia (45 km, 40 minutes), Montepulciano 29 km (35 minutes).

The nearest airports are Perugia (54 km, 45 minutes) and Florence (129 km, 1 hour 20 minutes).



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**Your contact person**

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