



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Cortona ! Portion of rustic farmhouse for sale with pool | Real estate Tuscany



IT-TCR176-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. 118 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 2.240 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	470.000,00 €
<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 portion of an ancient restored farmhouse located near Cortona, for a total of 4 bedrooms and 3 bathrooms.

The building, divided into 2 levels, is composed as follows:  
on the ground floor we find an entrance leading to the living room, continuing we find the kitchen/dining area with beautiful antique fireplace, study, a bedroom and a bathroom.

On the second floor is located the sleeping area, consisting of 3 bedrooms, one with ensuite bathroom, plus another bathroom.

The property also includes a plot of 2240 square meters in which we find a lovely bean-shaped pool of 4 x 8 meters.

At the back of the house there is a beautiful porch overlooking the pool, equipped with a brick bbq, plus an annex used as a garage and technical room.

The property was renovated in 2000 with great care and attention to the recovery of original materials such as stone, terracotta floors and wooden beams in the ceilings. The floors in the rooms are parquet.

The property has an LPG heating system, while for water supply it uses a private well.

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

## Location

The property is located 3 km from Cortona, a real jewel of the province of Arezzo.

Other nearby destinations are Arezzo (27 km, 35 minutes,), Siena (65 km, 55 minutes,), Tuoro sul Trasimeno (16 km, 25 minutes,), Perugia (48 km, 45 minutes,), Montepulciano (30 km, 40 minutes).

The nearest airports are Perugia (60 km, 55 minutes), Florence (105 km, 1 hour and 30 minutes).



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**Your contact person**

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