



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Charming villa overlooking Cortona I Real estate Tuscany



IT-TCR237-KA

Panoramic view
52044 Cortona
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52044
Country	Italy
City	Cortona
Additional geographical information	Arezzo
Living space	approx. 125 m ²
Number of rooms	6
Plot size	approx. 1.500 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	535.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

Charming villa of 125 sqm with breathtaking view of Cortona, with a total of 3 bedrooms, 2 bathrooms, about 1,500 sqm of garden and possibility to build a swimming pool.

At a short distance from the romantic village of Cortona, we find for sale this charming villa of 125 sqm which is spread over 2 floors as follows:

On the ground floor we find a kitchen, a large living room with dining and living area with fireplace, a laundry room, a bathroom with shower and a bedroom.

The first floor, reached by a beautiful stone staircase, houses 2 bedrooms and a bathroom with tub.

The villa is surrounded by approximately 1,500 square metres of private garden, completely fenced, on which it is possible to build a swimming pool.

The property was completely renovated in 2008, using high quality materials, respecting the rustic Tuscan tradition.

The villa has an LPG heating system and a pellet heating system, while the water supply is guaranteed by a private well.

This property is perfect to be used either as a private residence, given its immediate proximity to all services, or as a holiday home, thanks to the beautiful views of Cortona and its private position but not isolated from the amenities and the town.

Location

The nearest village, complete with all services such as schools, railway station, banks, supermarkets, shops, bars and restaurants, is only 1.5 km (3 minutes) away. Cortona 5 km (5 minutes), Arezzo 30 km (40 minutes), Lake Trasimeno 20 km (20 minutes), Montepulciano 25 km (30 minutes).

The nearest airport is Perugia 55 km (40 minutes).

Florence Airport 120 km (1 hour 15 minutes), Rome Airport 230 km (2 hours 15 minutes), Pisa Airport 190 km (2 hours).



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Your contact person

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Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

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