



## ROSSO MAGENTA



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | EUR 1,300,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Italy      |
| Staat/Regio/Pronvincie:     | Tuscany    |
| Plaats:                     | Cortona    |
| Geplaatst:                  | 06-09-2023 |

### Omschrijving:

Only a few minutes away from the romantic town of Cortona, we find for sale this charming country house of about 357 sqm on three levels composed as follows: On the ground floor there is a double entrance, a large traditional Tuscan kitchen, a large and bright open-space with dining room and living area with large windows overlooking Cortona and an ancient fireplace. Still on the ground floor, we find a bedroom with en-suite bathroom and dressing room, a storage room, a bathroom and a staircase leading to both the first floor and the basement. The first floor, reached by an internal staircase, consists of three bedrooms, a bathroom and a laundry room. The basement, equipped with a double car access ramp, has a surface area of approximately 239 square metres and is equipped with a technical room, a laundry area, a bathroom and a large garage area. Externally, the property is surrounded by approximately 8,558 sqm of land with garden and olive grove.

The property was built in 2014 using high quality materials, such as terracotta floors and wooden beams. The property was built respecting the typical Tuscan tradition with contemporary touches and small handcrafted works of art with which the owner wanted to pay homage to this wonderful property.

The country house has a methane heating system and the system with which the property is equipped is underfloor heating. The water supply is guaranteed by a well and by the public aqueduct.

This property is perfect for use either as a first home, given its immediate proximity to all services, or as a holiday home, where you can enjoy romantic sunsets with family and friends.

The property is only 4 km (5 minutes) from the nearest village, with all necessary services, such as



supermarkets, bars, restaurants, shops, banks etc. Cortona 5 km (8 minutes), Montepulciano 25 km (30 minutes), Arezzo 30 km (40 minutes), Lake Trasimeno 15 km (15 minutes). The nearest airport is Perugia airport which is about 50 km (30 minutes) away. Florence airport 125 km (1 hour 20 minutes), Rome airport 230 km (2 hours 20 minutes), Pisa airport 190 km (2 hours 15 minutes).

The Great Estate group carries out a technical due diligence on each property acquired through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the client at the time of a real interest in the property.

Conditie: Reformed  
Gebouwd: 2014

## **Algemeen**

Lot Afmeting: 8558 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T1557/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1557/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 7941

