



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Cortona (AR) SP Lauretana 14

Characteristic farmhouse near Cortona

This characteristic property, which covers an area of approximately two hectares, is an ideal destination for those wishing to visit Cortona, Tuscany and Umbria.

The complex consists of two units located just a few metres away.

The first property consists of a farmhouse dating back to the 1800s, which has been recently renovated in typical Tuscan style and comprises a two-room flat, a three-room flat and three flats on two levels.

One flat has on the ground floor a large living room with kitchen, a bedroom and a bathroom, on the upper floor there are two bedrooms and a bathroom.

The other two flats are identical and have on the ground floor a comfortable living room with kitchen and a bathroom, on the upper floor two bedrooms and a bathroom.

A few metres away we have the second, more recent unit, consisting of two flats on two levels. One flat has a kitchen with dining room and a bathroom on the ground floor, upstairs we find two bedrooms, a bathroom and an attic.

The other flat has a ground floor structured like the other flat, on the upper floor there are two bedrooms and two bathrooms.

The property is enhanced by a beautiful swimming pool with solarium area, surrounded by an oasis of peace and tranquillity, an olive grove of about 100 trees and an important cultivation of lavender flowers.

Cortona is a cosy little town set on the mountainous relief of the Valdichiana. It was a very important Etruscan centre, so much so that the presence of ancient settlements is still characterised today with 2 km of walls dating back to the 5th century BC.

It is a very picturesque village because of its typically medieval architecture, made up of ancient palazzi, narrow cobbled alleys, small craft workshops and typical Tuscan trattorias.

The surroundings of Cortona are rich in ancient localities that have preserved their charm over time. The Valdichiana, together with the other historical regions of Tuscany, is ideal for visiting villages that have remained unchanged over the centuries and are rich in historical and artistic beauty. The great cities of art, Arezzo, Siena and Florence, are easily reached by car.

INFORMATION

Ref.	Toscana 824
Type	Sale
Category	Villa
Price	4,700,000.00
Annual Expense	
Year	1800
Energetic Class	D kWh/m ² a

NUMBER

Rooms	26
Bedrooms	17
Bathrooms	13
Balconies + Terraces	
Floor	2
Car Space	
Box	

SQUARE METERS

Commercial	700
Garden	20000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	Natural Gas Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wood	Doors	Excellent	Blind	Metal Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Electric gate
Satellite system	Separate entrance	Swimming pool	Outdoor tables	Flyscreens

IMAGES



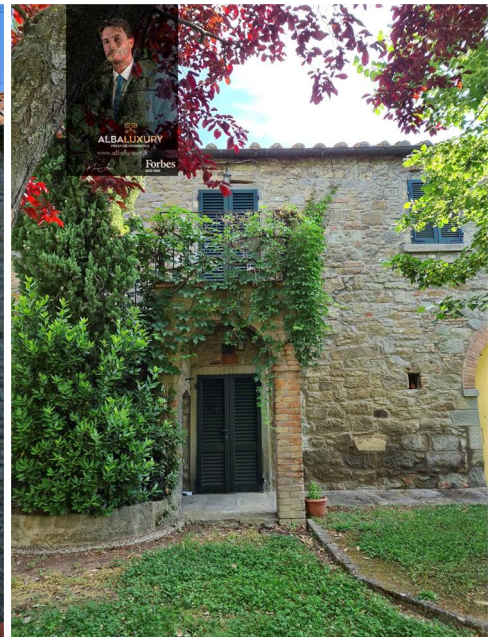
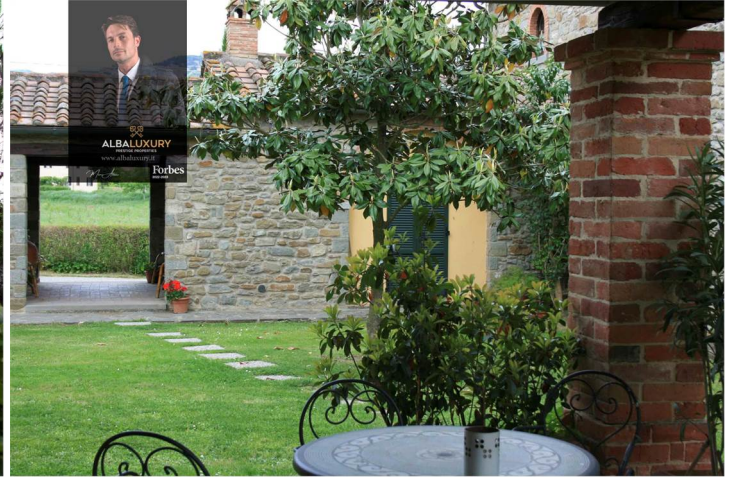


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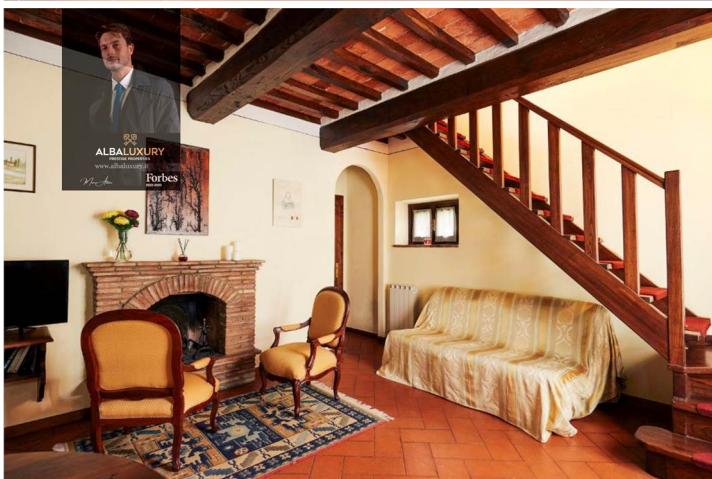
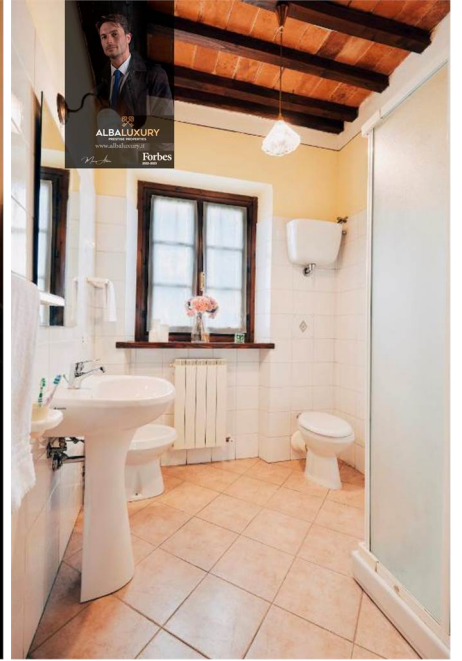


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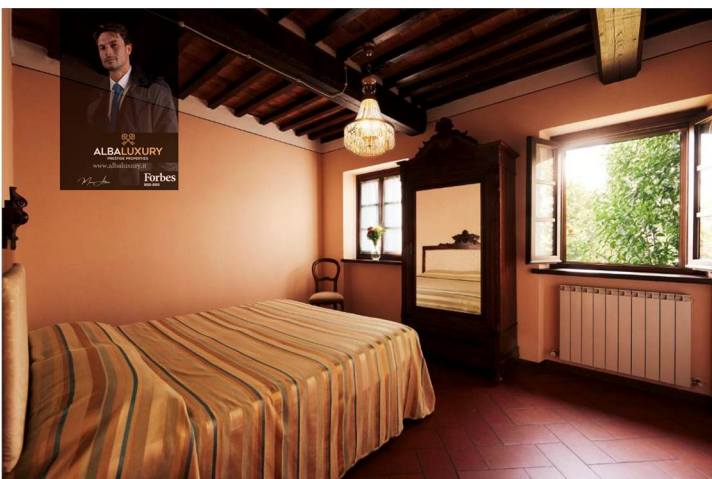
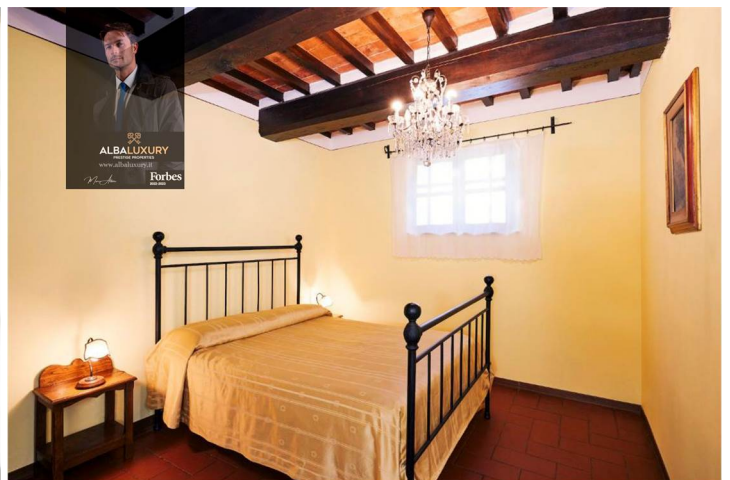
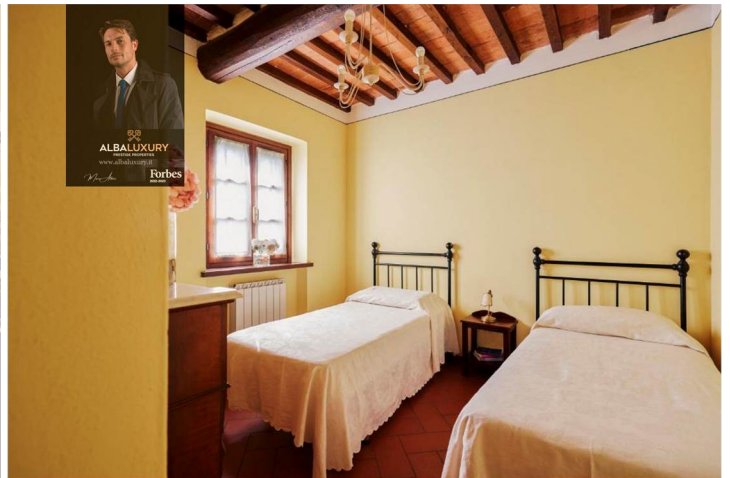
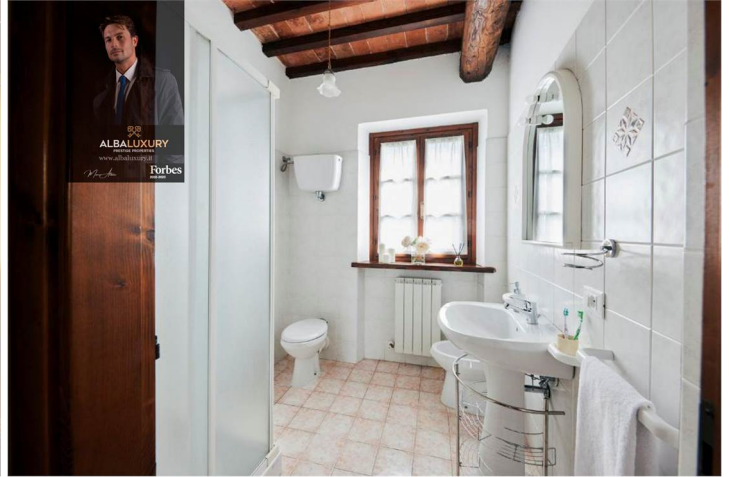


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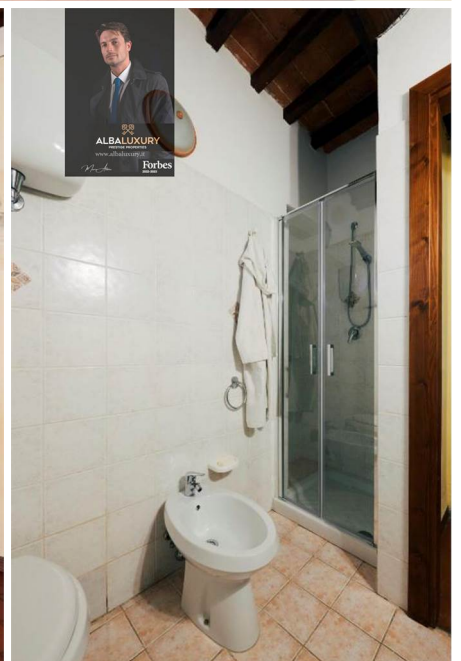
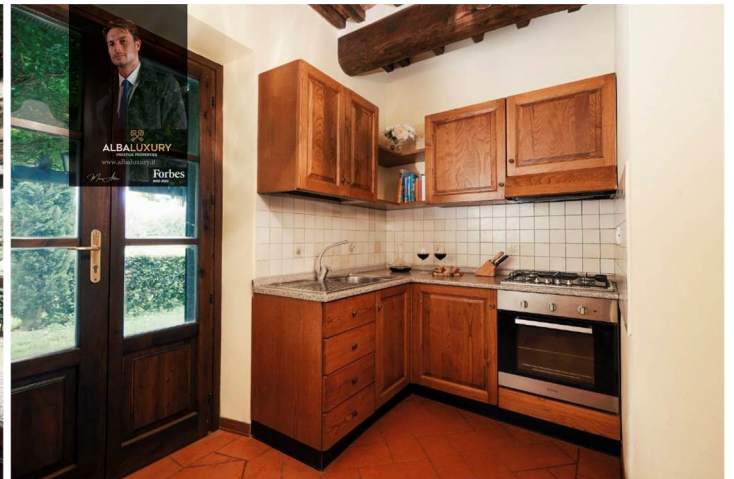


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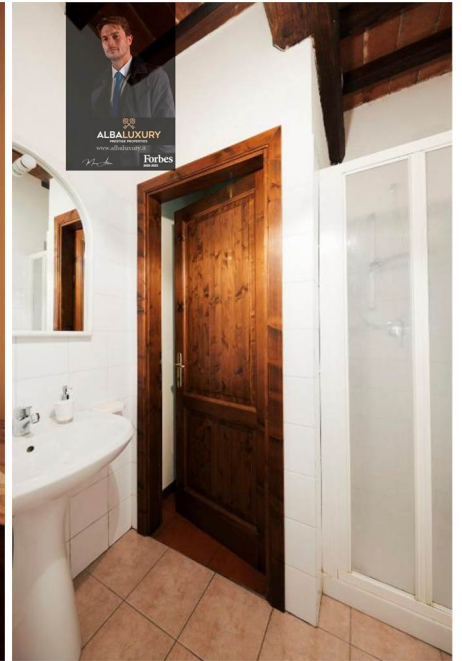
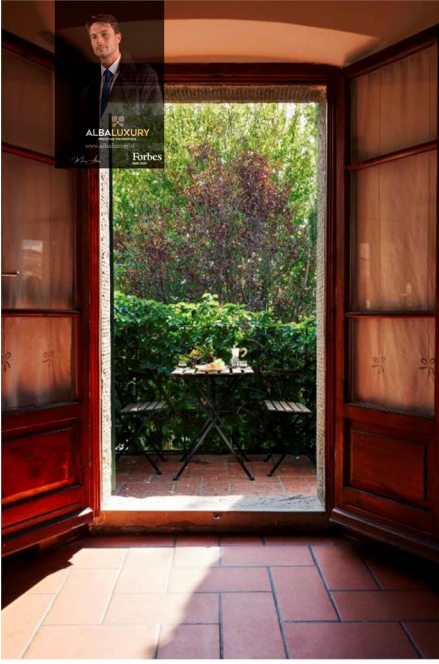


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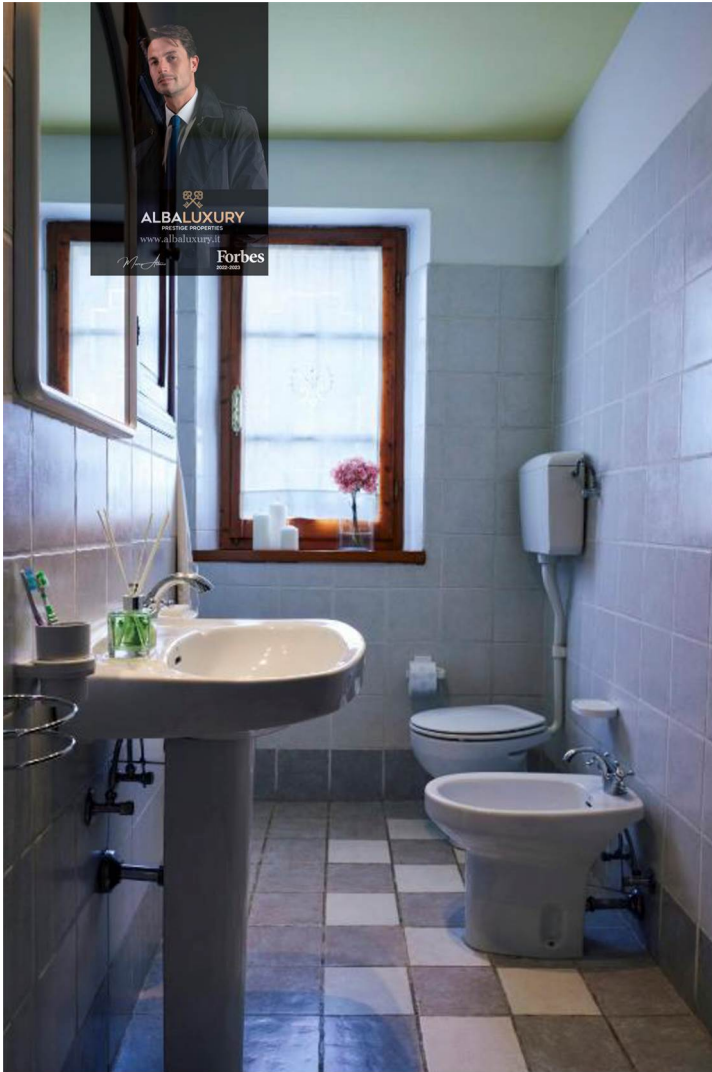


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