



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) sal pietro a cegliolo 300

Refined Tuscan-style villa near Cortona

This beautiful villa is located in Cortona, a medieval and Etruscan town in the province of Arezzo, and is a historic residence dating back to 1600.

A careful restoration has preserved all the characteristic and sought-after original architectural elements of the period residence, combining the elegance of the original structure with comfort and functionality

The property enjoys an exceptional setting: the rolling Tuscan hills and the unparalleled panorama of the town of Cortona silhouetted on the horizon as if protecting the Villa.

An elegant swimming pool in which to relax, a flourishing patio surrounded by majestic centuries-old oaks, vineyards and olive groves, a characteristic and functional well outside; elegant and cosy communal areas finely decorated with period prints and paintings, inside.

The refined manor house opens its doors to the communal rooms where, amidst stone fireplaces and original terracotta floors characteristic of the local architecture, guests can relax while reading or chatting over a drink.

The 15 rooms feature precious antique furniture that belonged to the former owners. Other rooms are located in the adjacent annexe, each one different in shape, decor and size, but all elegantly furnished with precious antiques and skilfully coordinated fabrics that give the rooms even more charm and atmosphere.

The rooms are all equipped with satellite television, minibar, safe, network connections and spacious bathrooms with hydromassage bath or hydromassage shower cabin.

They all enjoy the wonderful panorama of the Tuscan countryside.

For leisure time there is a splendid outdoor swimming pool surrounded by greenery and a golf practice area 3 km away consisting of a hole and a pitch & putt area.

Cortona is a historic town in the Valdichiana in the province of Arezzo. The town is enclosed by ancient Etruscan walls built on a hill about 600 metres above sea level. With its elevated position, Cortona enjoys a splendid view of the Valdichiana landscape and Lake Trasimeno (Umbria). The town's landmark is the Palazzo Comunale, characterised by its clock tower and its pietra serena staircase overlooking the Piazza della Repubblica.

Cortona boasts several attractions, the most important of which include Beato Angelico's Annunciation at the Museo Diocesano, the MAEC (Museo dell' Accademia Etrusca) in which the tabula Cortonensis is preserved. There are also many exhibits from various Etruscan areas in the area. Other places to visit are: the Girifalco Fortress built for military purposes and now open to the public, the Sanctuary of Santa Margherita, the town's patron saint. Not to be missed is the Franciscan Hermitage "Le Celle", the first convent built by St. Francis of Assisi in 1211, where today a small community of friars lives, here you can visit the



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INFORMATION

Ref.	Toscana 014
Type	Sale
Category	Villa
Price	3,500,000.00
Annual Expense	
Year	1700
Energetic Class	D kWh/m ² a

NUMBER

Rooms	22
Bedrooms	15
Bathrooms	13
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1232
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

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	Gas	Hot Water	Independent	Cooling	Fan Coil
Fixtures	Wood	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile		

ACCESSORIES

Air conditioning

Swimming pool

IMAGES



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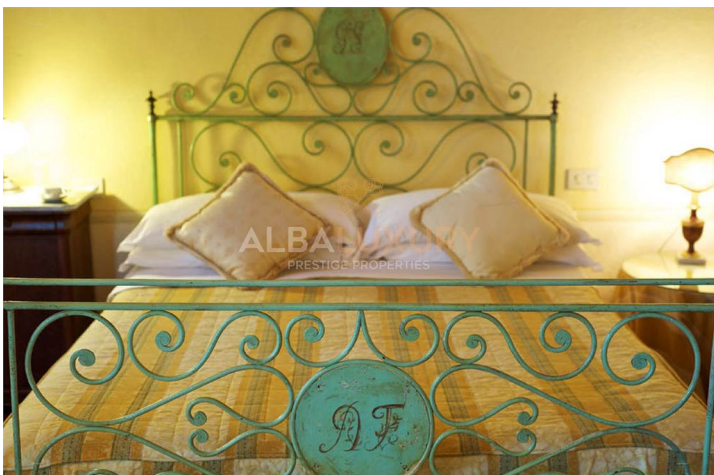


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