



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Cortona (AR) frazione tavarnelle 1

### Stunning luxury villa between Tuscany and Umbria

Superb luxury villa with two annexes, a basement, swimming pool, golf course, parking and a plot of over 5 hectares including vineyard near Cortona between Tuscany and Umbria.

The property has been recently renovated with high quality finishes and materials and can be used either as a private residence or as accommodation.

The main villa of approx. 750 sqm consists of a reception area with waiting bar, breakfast room and fully equipped kitchen as well as 13 bedrooms and 15 bathrooms.

There is also an annexe of approx. 95 sqm with a further 2 bedrooms; an office and a storage room in the small building in front of the villa of approx. 20 sqm; a laundry-ironing room, a pantry, a changing room for employees with a toilet, a guard room and a storage room in the basement next to the villa of approx. 120 sqm, and finally a swimming pool of approx. 10 ml x 20 ml.

The level of maintenance detectable in the complex is excellent, both for the built portions as well as for the appurtenant garden and the land agricultural use.

With the purchase of this property you will find yourself in a wonderful place between Tuscany and Umbria where you can lose yourself among great cities of art, historic villages, hills and panoramas of unique charm and excellent local cuisine.

#### INFORMATION

Ref.	Toscana 091
Type	Sale
Category	Villa
Price	3,500,000.00
Annual Expense	
Year	
Energetic Class	G

#### NUMBER

Rooms	26
Bedrooms	15
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1055
Garden	55916
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				





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## ACCESSORIES

Air conditioning

Laundry room

Swimming pool

Data network

## IMAGES







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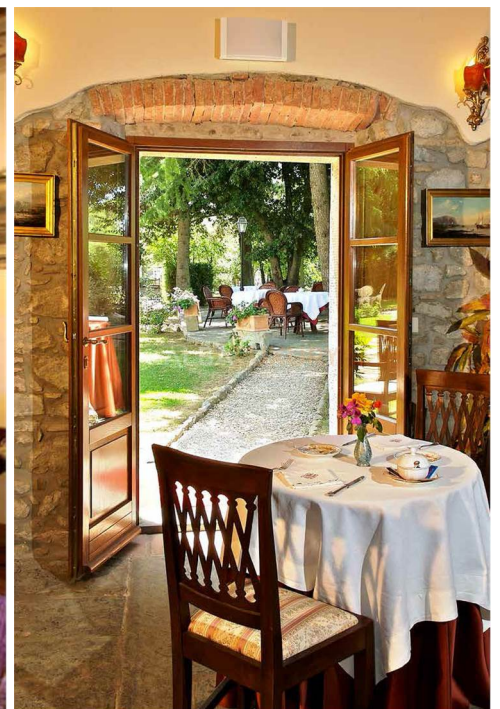
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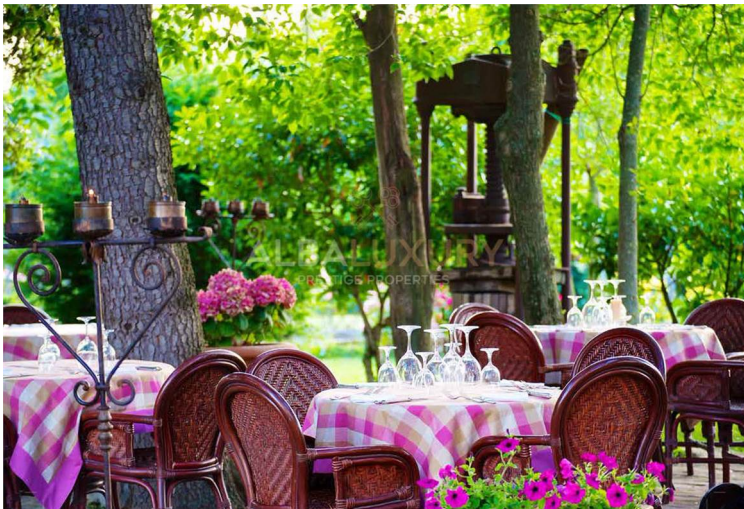
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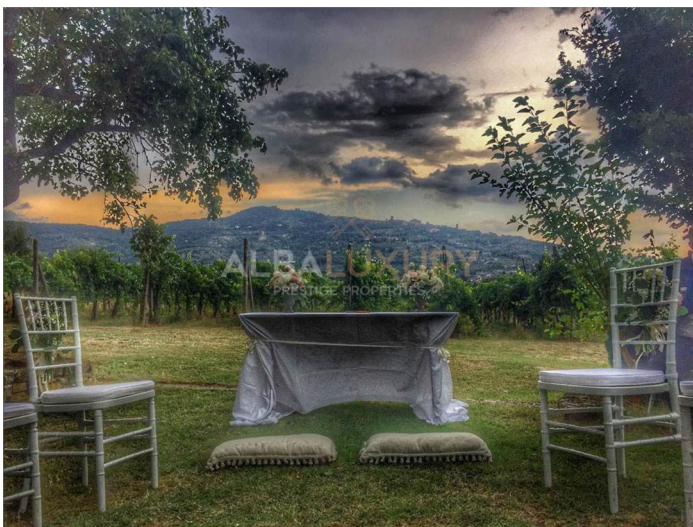
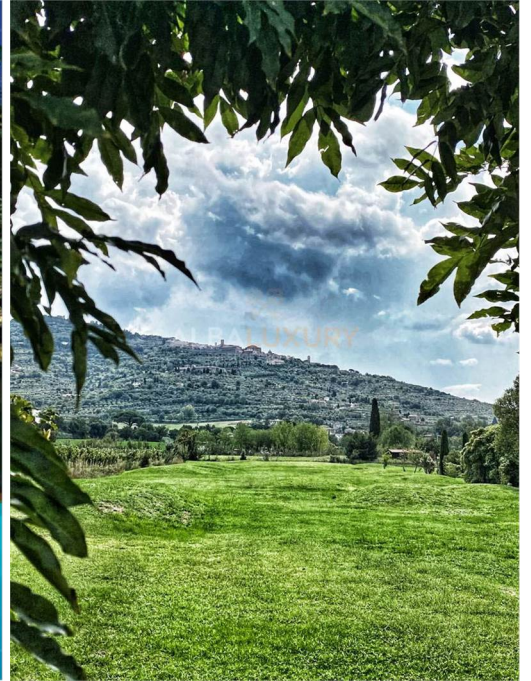
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For confidentiality reasons, plans are  
only released on request

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