



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 tavernelle 15

### Luxury villa in Cortona, Tuscany

Elegance and Comfort in the Heart of Tuscany

An elegant residence located in a strategic position in Cortona, perfect for those seeking the utmost comfort and privacy immersed in a breathtaking natural setting.

Key Features:

Prime Location: Just 28 km from Piazza Grande and 39 km from the Terme di Montepulciano, Villa Tornavento offers convenient and fast access to the main attractions of the region.

Land and Pool: Surrounded by 2 hectares of land, the villa features a beautiful outdoor pool and a manicured garden, ideal for relaxing and enjoying nature.

Outdoor Spaces: The villa is equipped with barbecue facilities, a panoramic terrace, and a private pool, perfect for outdoor leisure and conviviality.

Size: The villa extends over approximately 340 square meters, spread over 3 floors.

Bedrooms and Bathrooms: Comprising 5 bedrooms and 6 bathrooms, all with bidet and shower, it guarantees ample space and comfort for every need.

Interior Layout:

First floor: Living room with kitchen.

Upper floor: 2 bedrooms, 3 bathrooms, and a living room.

Top floor: 3 bedrooms, each with its own bathroom.

Energy Efficiency: Class A energy efficient air conditioning with solar panels.

Accessories: WiFi connection, private parking, garage in the basement, and a private road for access to the villa.

Additional Features: Presence of a well and olive trees, adding a touch of authenticity and sustainability to the property.

Accessibility:

Train Station: Perugia train station is 50 km away.

Race Track: The Magione Race Track is located 36 km from the property.

Airport: The nearest airport is Perugia San Francesco d'Assisi, 61 km away.

An Oasis of Luxury and Tranquility:

It is the ideal choice for those seeking a luxury retreat in the heart of Tuscany, with all modern comforts and a charming natural setting. Contact us today for more information and to discover how this villa can become your new dream home.

#### INFORMATION

Ref.	Toscana 561
Type	Sale
Category	Villa
Price	2,400,000.00
Annual Expense	
Year	
Energetic Class	A kWh/m <sup>2</sup> a

#### NUMBER

Rooms	10
Bedrooms	5
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	340
Garden	26000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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

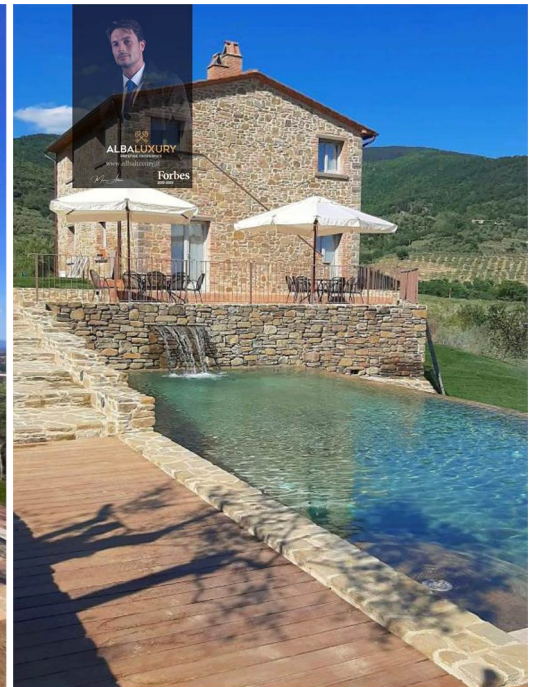
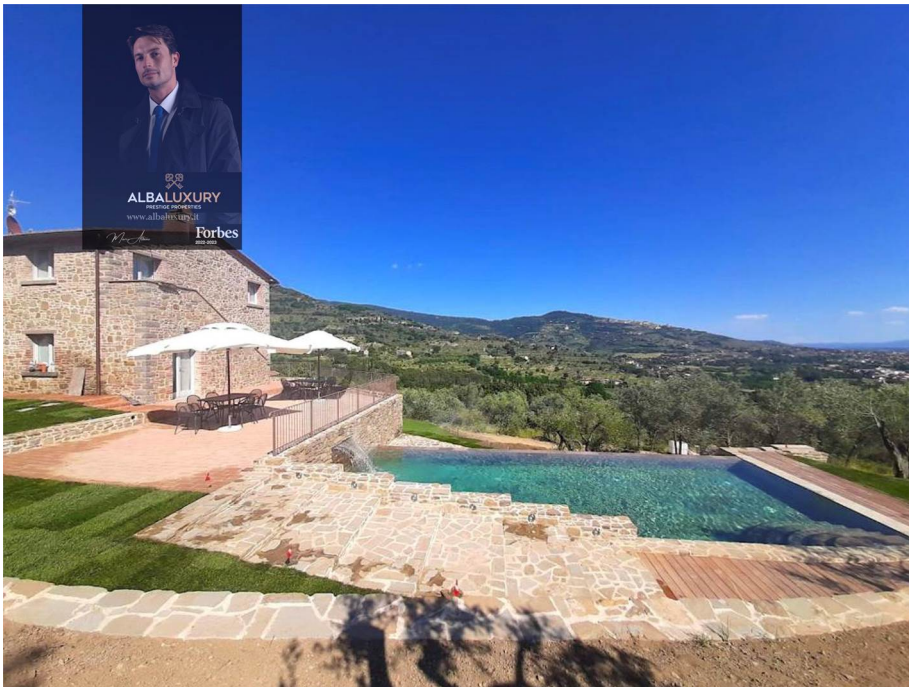
## FEATURES

Property Conditions	New	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Heat Pump	Type of heating system	Floor heating
Energy source	LPG Heating				

## ACCESSORIES

Air conditioning	Fireplace	Electric gate	Laundry room	Solar panels
Swimming pool	Data network	Storage room		

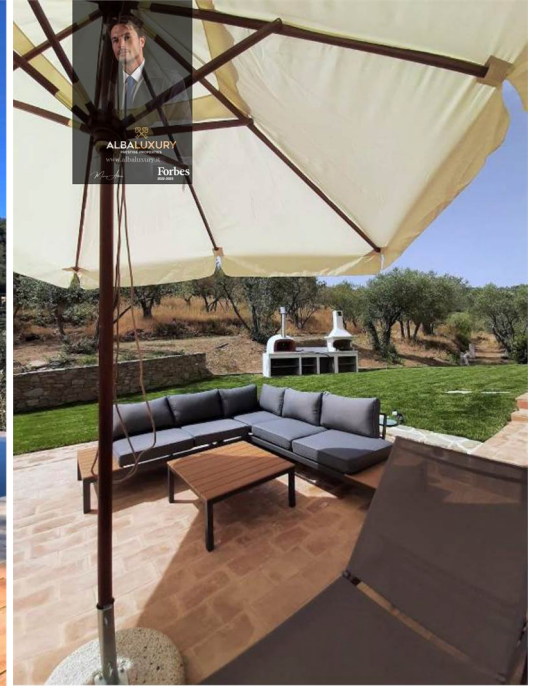
## IMAGES







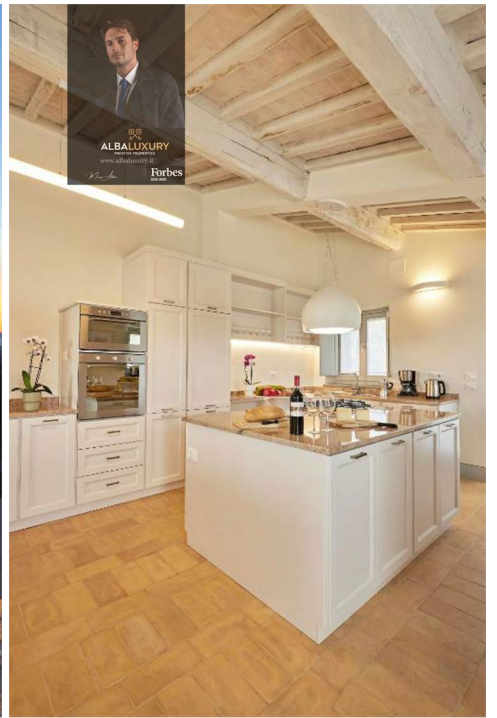
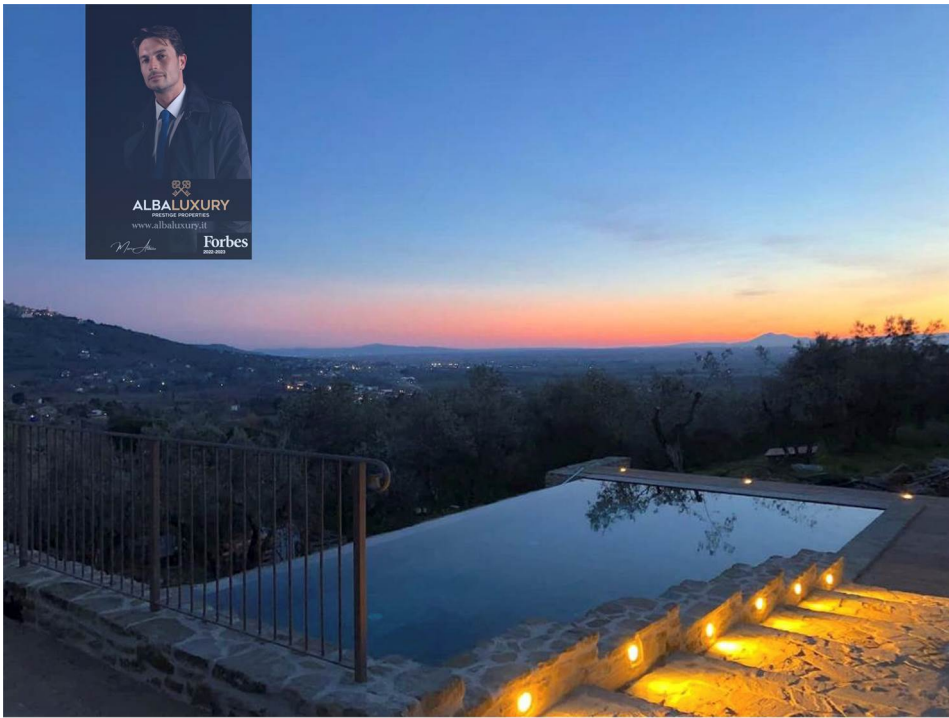
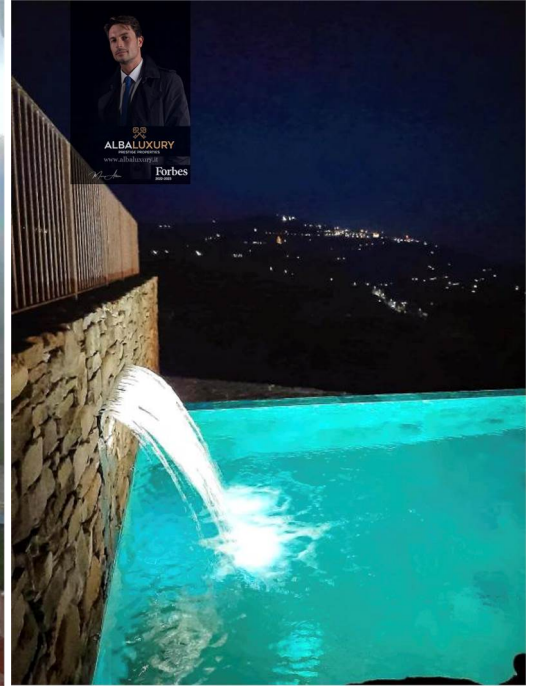
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





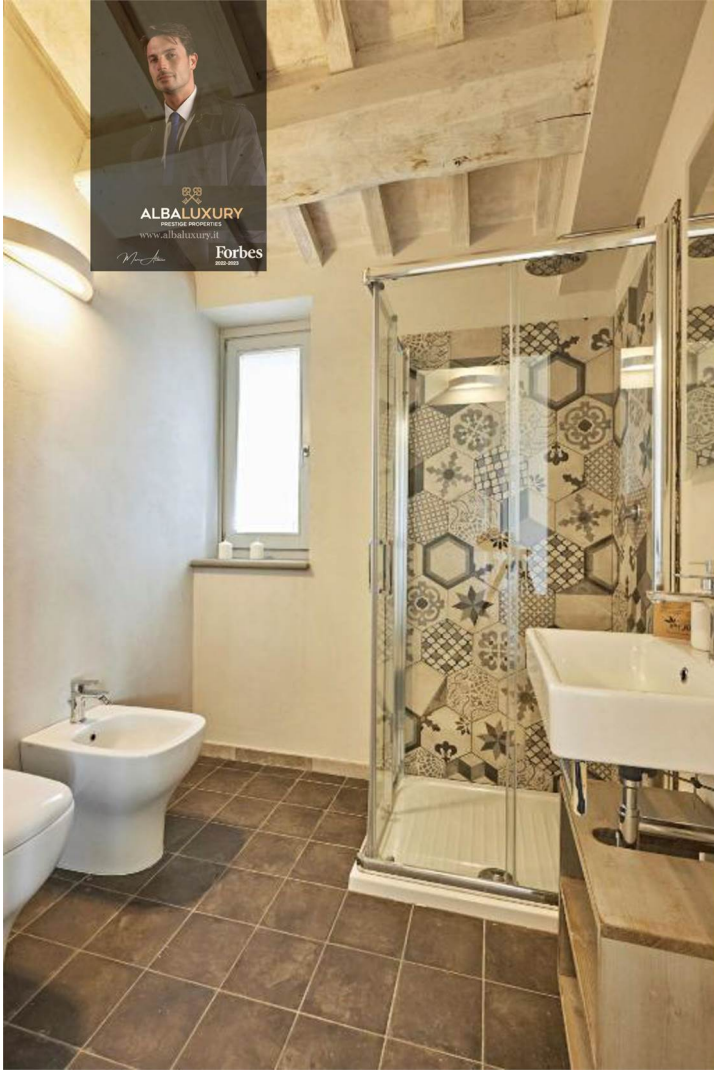


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





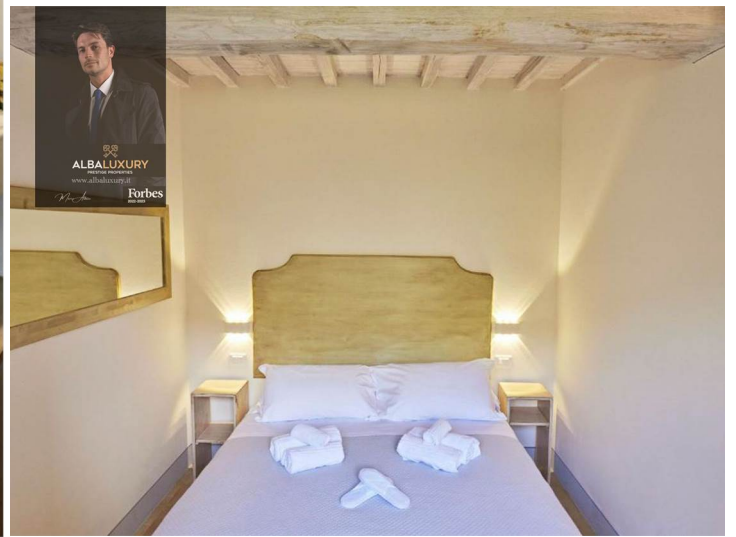
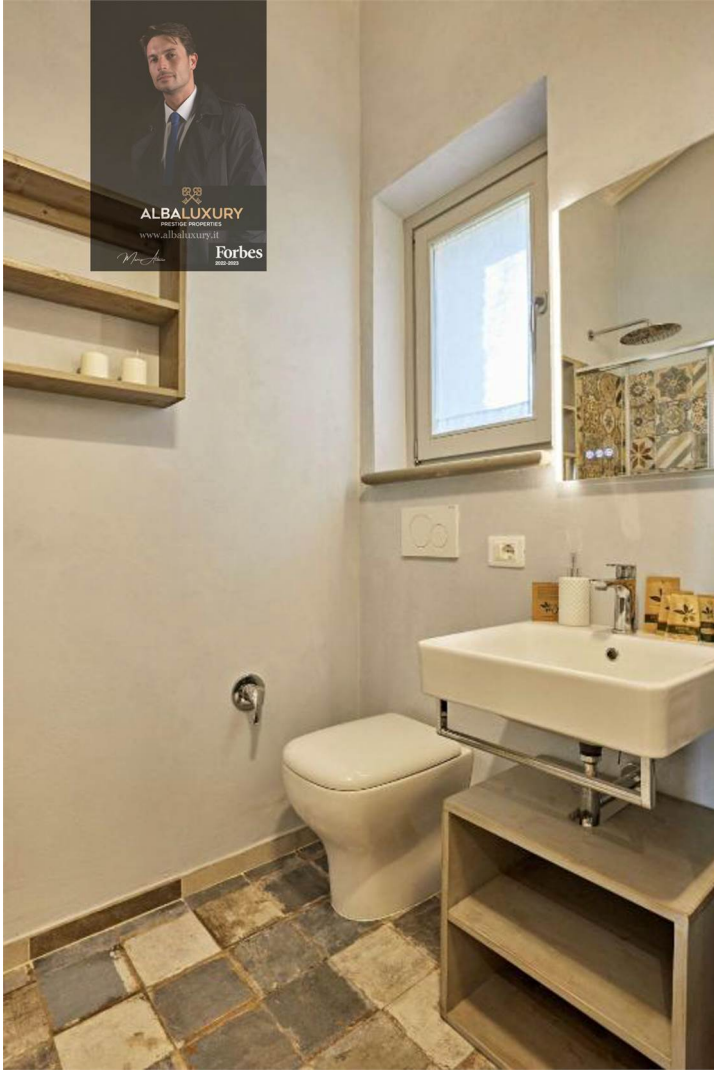
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







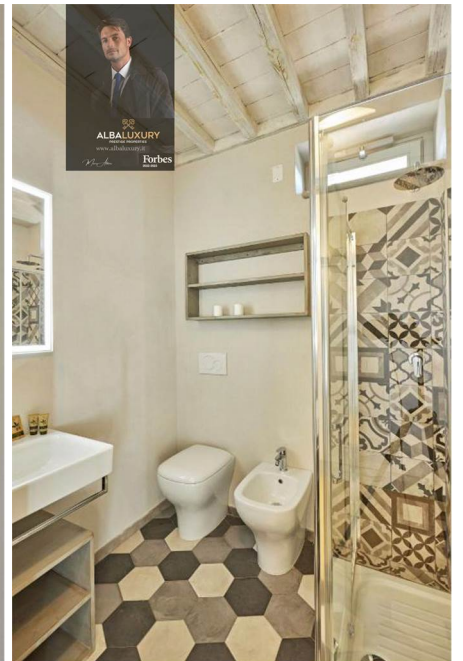
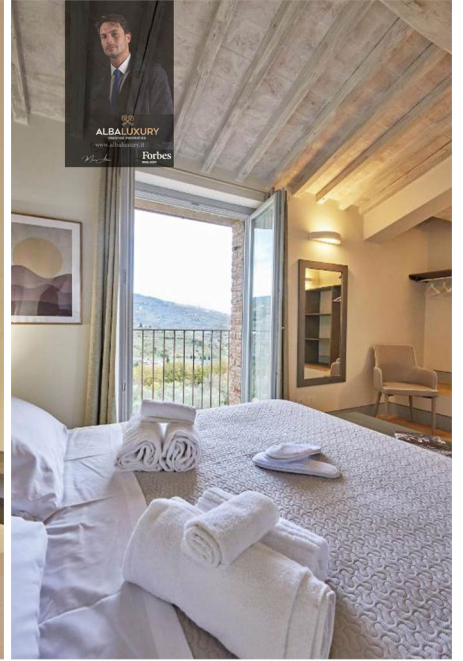
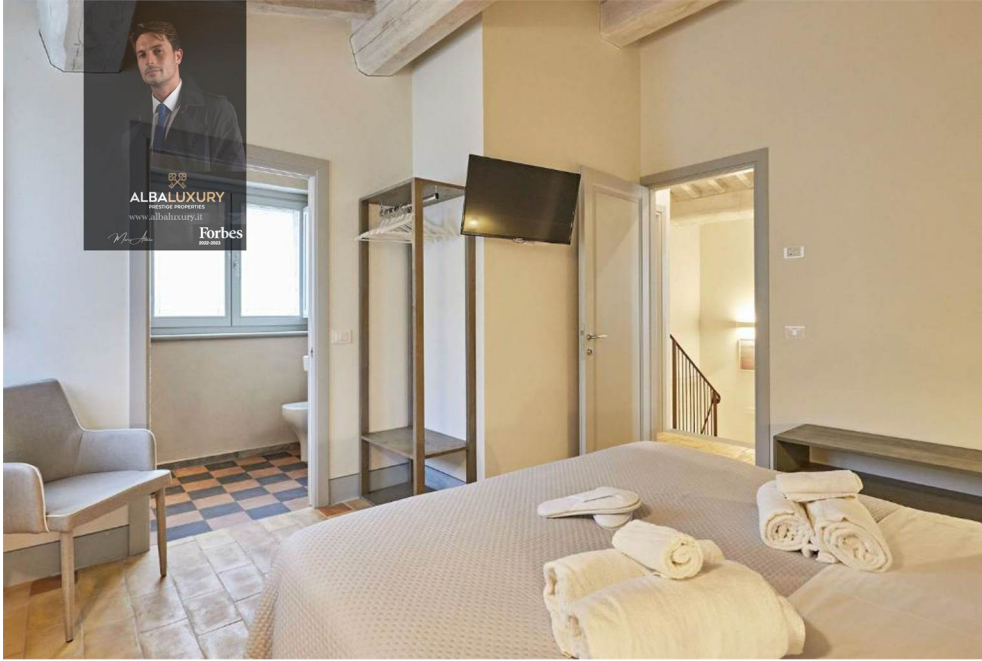
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







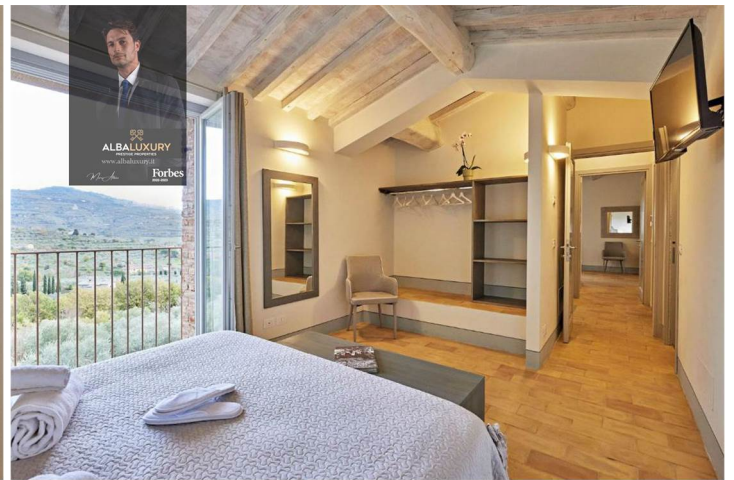
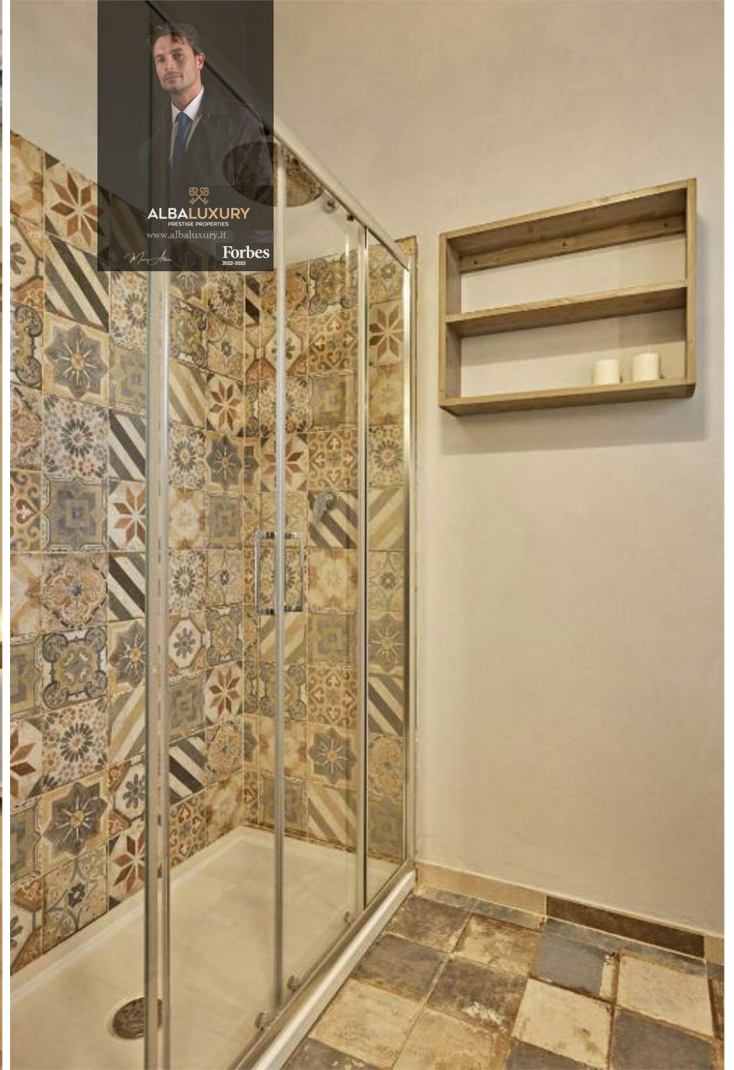
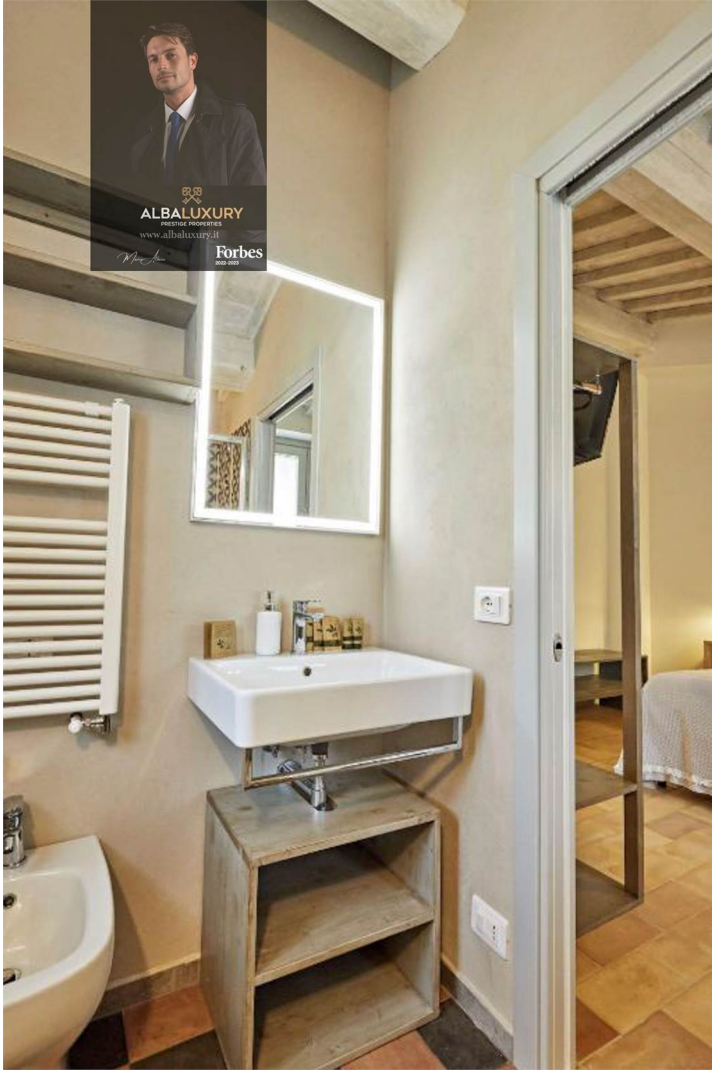
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







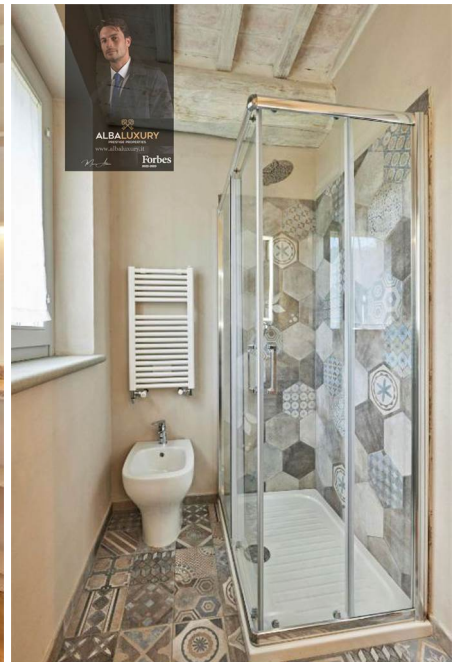
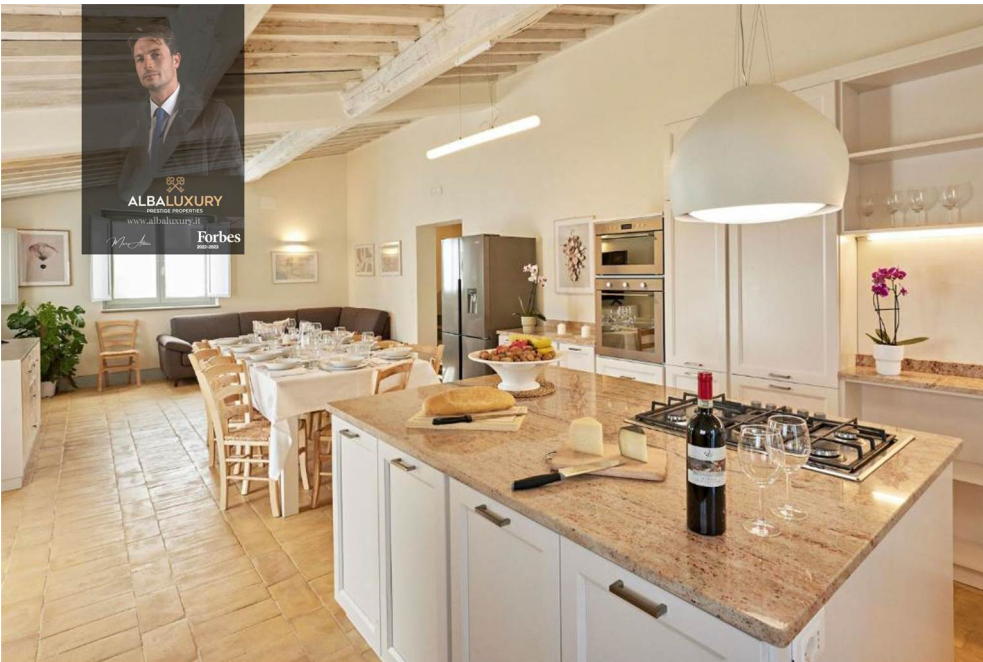
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







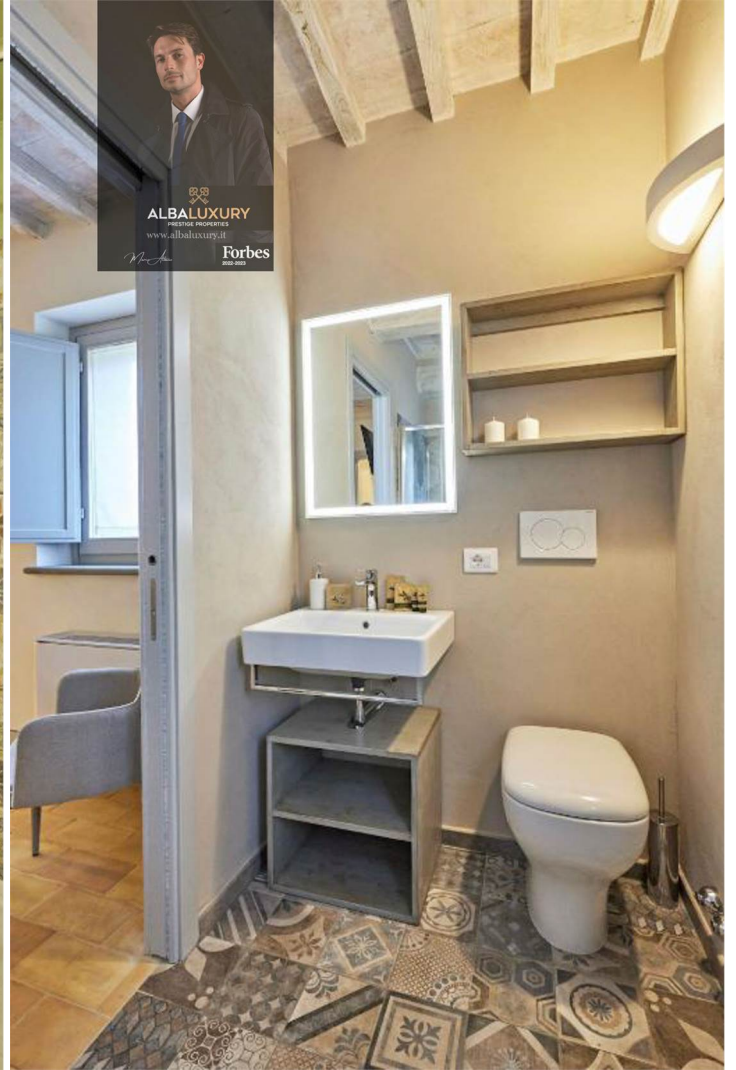
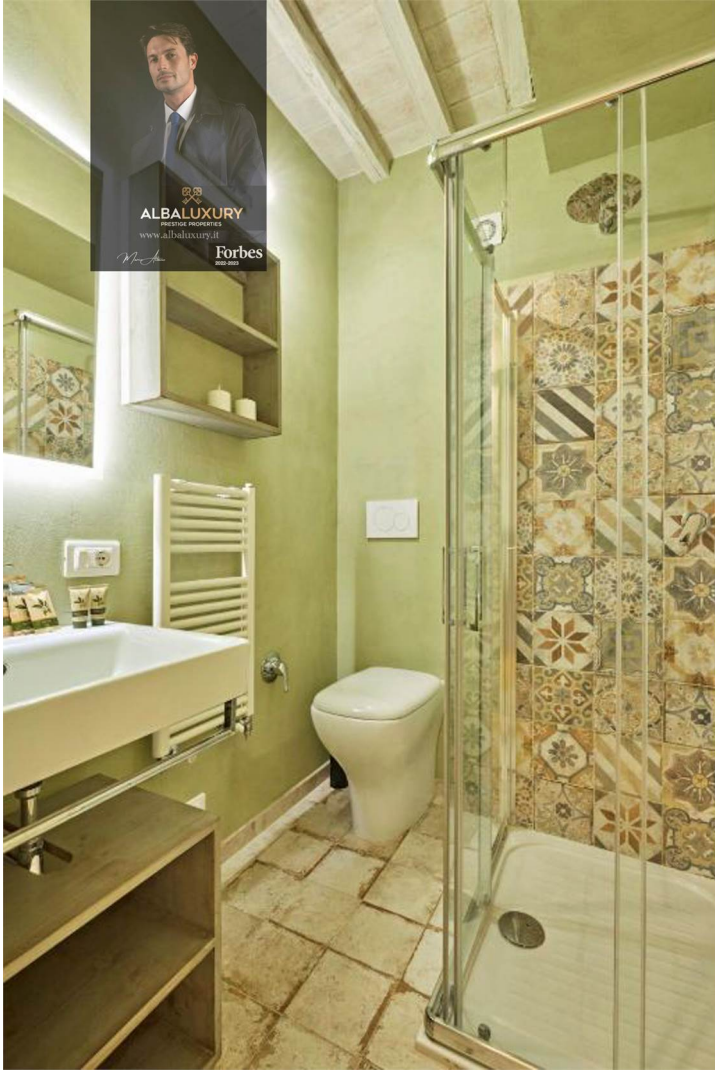
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







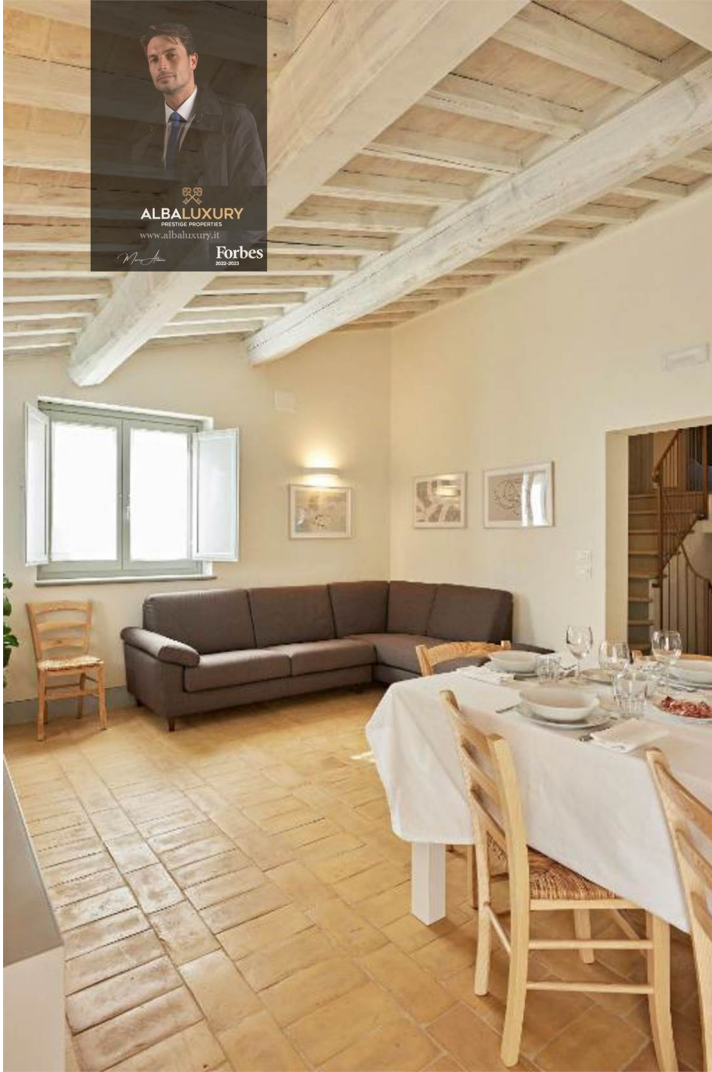
Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it







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







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



# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

[INFO@ALBALUXURY.IT](mailto:INFO@ALBALUXURY.IT)