



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 386

Premises surface: 240

Price: 990.000,00

Reference: 386

N° bagni: 2

N° Camere: 4

Farmhouse a few steps from the center of Cortona. This beautiful "sun-kissed" farmhouse enjoys a beautiful view of the Val di Chiana. The property is accessed by crossing the electric gate, on the left we find the parking area and a little further on the large basement garage. Going up the ramp we find the barbecue area with a view where you can dine in the summer. Not far away we find the farmhouse divided into two completely independent apartments and on the right the swimming pool of approximately 30 m2 surrounded by olive trees. The first apartment located on the ground floor, houses an open space with kitchen, dining area with external access, living area with fireplace, 2 bedrooms with external access and a bathroom. Going up the external stone staircase we find the second apartment with open space with kitchen, dining area, living area with fireplace, a bathroom, and 2 bedrooms with access to the 25 m2 terrace. Currently the property is used as a farmhouse and the agricultural activity is concentrated entirely on the hill, approximately 24,000 m2 of land, approximately 680 PGI olive trees, many of which are centuries old and still in full production. The water supply is guaranteed both by a private well and by a spring inside the property. The property has both an LPG heating system and air convectors that heat in winter and cool in summer. There is provision for solar panels. Energy Class "B" Distances: Cortona 800 m2 - 10 minutes on foot Arezzo 30 km - 40 minutes Castiglione del Lago 15 km - 15 minutes Montepulciano 30 km - 30 minutes Distances from airports: Perugia 50 km - 30 minutes Florence 125 km - 1 hour and 20 minutes Rome 230 km approximately 2 hours



























## PIANO TERRA

H = 2.70 ml.







Trilocale 700

PIANO PRIMO

H = 2.70 ml.









