



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 387

Premises surface: 130

Price: 550.000,00

Reference: 387

N° bagni: 2

N° Camere: 3

Where time has stopped! Typical Tuscan stone farmhouse with panoramic swimming pool overlooking Cortona with lemon house, garage, and 5000 m2 of olive grove. This delightful stone farmhouse is located in the open countryside, in a privileged area with a splendid panoramic view, near the center of Cortona (a well-known Etruscan city in Tuscany). The property is accessed via a short stretch of private but well-maintained dirt road outlined by a typical row of cypress trees. The property is spread over two floors: On the ground floor the living room with a wonderful handmade terracotta floor mounted in a herringbone pattern. Going through the living room we find the first double bedroom with bathroom. Climbing the wooden staircase we reach the first floor with the dining area and the delightful built-in kitchen, which can also be reached from the outside with the ancient external staircase with loggia, a double bedroom and a twin bedroom with shared bathroom. The property for sale also includes the large underground garage and the lemon house. The garden, in addition to guaranteeing privacy, is very lively and pleasant. Various relaxation and barbeque areas have been created with wooden pergolas and purple wisteria. The outdoor space is also furnished with a 50 m2 swimming pool, which overlooks the city of Cortona and the entire Valdichiana. The land is 5000 m2 and is mainly cultivated with olive groves. The house, expertly renovated, has kept its authenticity and charm, the flavor and characteristics of the ancient farmhouses intact. This property for sale can be an opportunity both for those looking for an easily manageable country farmhouse (due to its modest size and because the land planted with olive groves requires little maintenance) and to generate profit from renting the property for tourism purposes. This area of Tuscany is in fact highly sought after by tourists who want to experience Tuscany in a typical and independent environment. The location is very interesting because the farmhouse is located a few kilometers from Cortona, with a beautiful panoramic view and with all the spaces to fully enjoy the pleasure of the countryside but with the proximity to the conveniences of a large town like Cortona which enjoys all the main services as well as a convenient and important railway station. Don't miss

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visit!













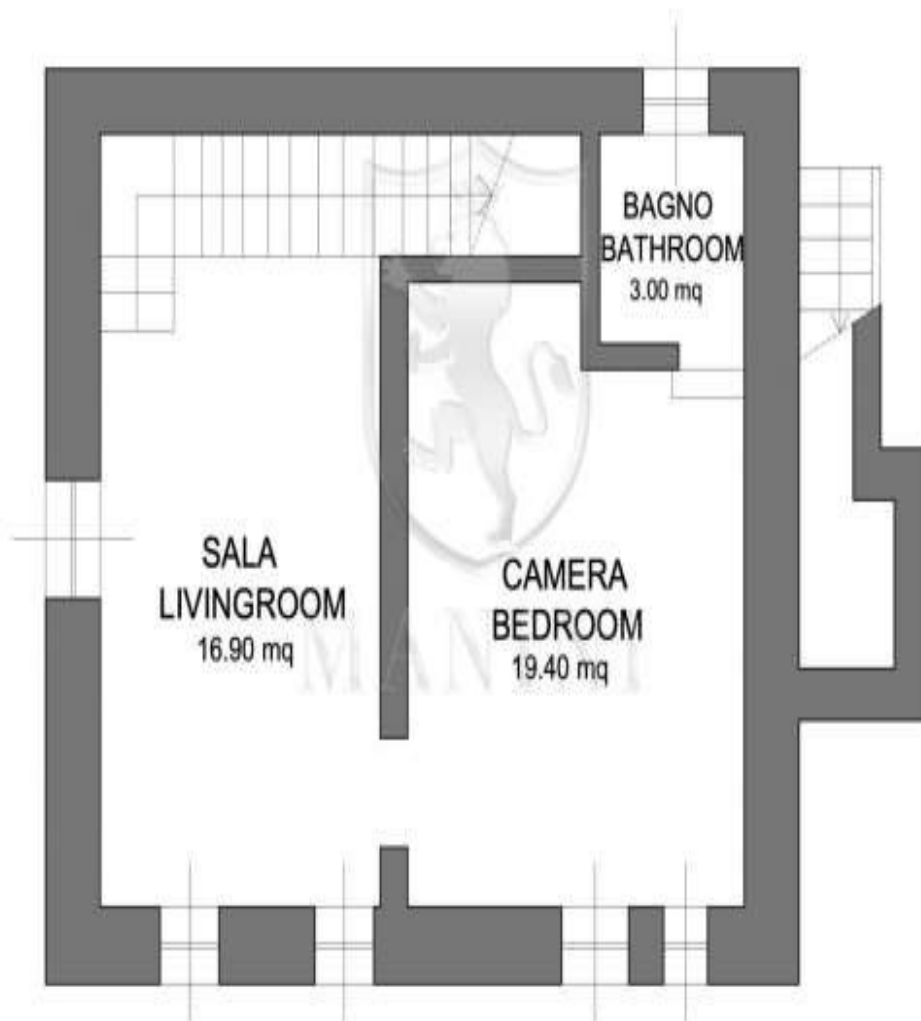








## PIANO TERRA GROUND FLOOR





## PIANO PRIMO FIRST FLOOR





# PIANO TERRA GROUND FLOOR





# PISCINA SWIMMING POOL

