



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 400

Premises surface: 260

Price: 730.000,00

Reference: 400

N° bagni: 3

N° Camere: 3

Real estate property for sale in a splendid dominant position in Cortona. Stone farmhouse of approximately 170 m2. arranged on two floors with 2 bedrooms and 2 bathrooms + dependance of approximately 50 m2 and infinity pool of 30 m2 and over one and a half hectares of olive grove with 500 plants. In a splendid panoramic and dominant position stands an ancient stone farmhouse, on two levels, with an adjoining annex currently undergoing renovation works. On the ground floor of the farmhouse there is the living area with the living room with fireplace, a large living room with access to both the toilet and the staircase leading to the first floor as well as a kitchen room semi-open to the living room. Furthermore there is a recently built room, with access from the outside, where there is the laundry area and the wood-burning oven. The first floor can be accessed both from the internal and external stone staircase, thus reaching a room that serves as a hallway. From here you access the two bedrooms, one of which has a large wardrobe and the bathroom serving the sleeping area. In front of the main farmhouse there is an annex, now a warehouse currently being renovated. The building, also made of stone, is on two levels. Excellent for storage (at present) but once the renovation is complete it can easily be used as a guest house, recreational area, gym etc. The renovation requires little completion work. The property also includes a 30 m2 swimming pool, with a steel structure, partially above ground which enjoys a wonderful view of the Val di Chiana. All around the property there are olive trees... well over a hectare of cultivated land with around 500 plants as well as a small strip of woods. The olive grove is also well cared for and the garden, due to its modest size, is easily manageable. The property, although dating back to the early 1900s, is in an excellent state of conservation, the roof of the main building was recently redone and the annex is also almost completed. Both buildings are made of stone with wooden beam floors (typical elements that distinguish Tuscan rural architecture). Heating is guaranteed by both an LPG system and a leather stove. The water supply is guaranteed thanks to the property's well. With a small restyling, the third bedroom can easily be created on the first floor of the main

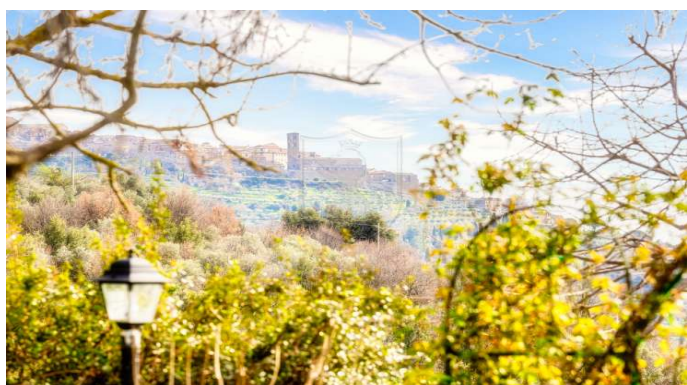
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the case of use as a holiday home given that once the renovation is completed it would guarantee 8/10 beds including the annex. In fact, the property enjoys enviable privacy, with its dominant position and private roads, it is the dream both for those who want to move to Cortona and for those who want to enjoy relaxing holidays. Here the sunsets are magnificent, the most beautiful in Cortona, both the swimming pool and the entire front of the external area overlooks the Val Di Chiana, where the sun sets in summer and offers unique colors and sensations. Thanks to the Manini Group you will not only be able to take advantage of consultancy for the purchase of the property but also evaluate any renovation works with the internal technical staff and the possibility of making the property profitable thanks to the tourist rental which will allow you to have a truly profitable return. interesting on investment. Request a visit now with one of our real estate consultants.

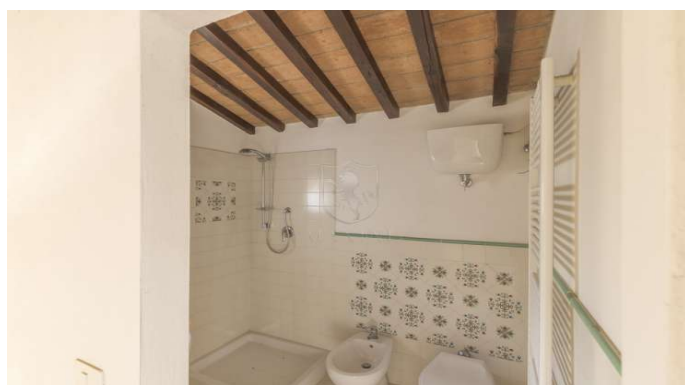
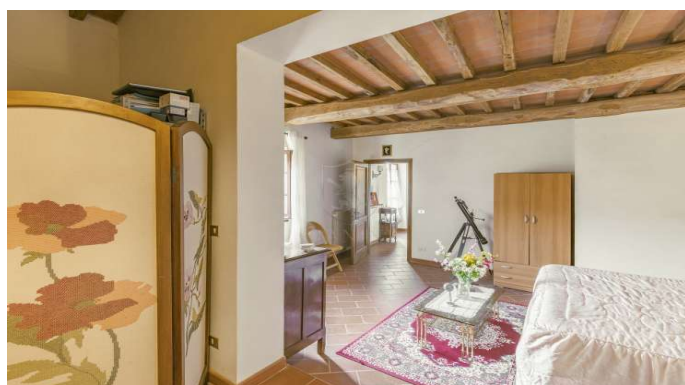














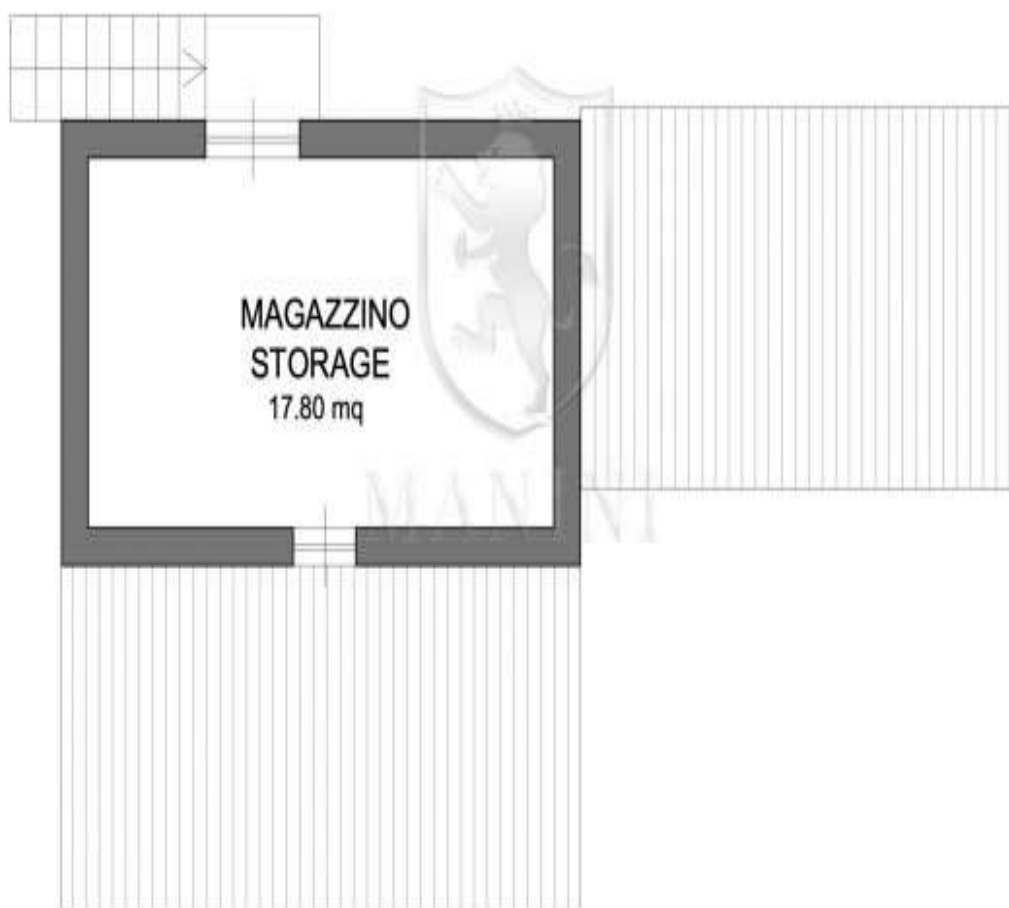








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