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Category: Farmhouse	Location: Cortona	Province: Arezzo
Rif: 446	Premises surface: 190	Price: 649.000,00
Reference: 446	N° bagni: 2	N° Camere: 3

Cortona — Tuscan Farmhouse with Panoramic Pool and Olive Grove3,000 sqm private grounds · Tuscany, Val di Chiana · For SaleCortona, Tuscany — Charming farmhouse for sale featuring a 50 sqm panoramicsalt-water pool, set in approximately 3,000 sqm of fully fenced private groundswith olive trees, fruit orchard and an automatic irrigation system fed by a privatewell. Just minutes from Cortona's historic centre, in a secluded position withelectric-gate access.The house blends the charm of a traditional Tuscan farmhouse with contemporarycomfort. On the ground floor, large panoramic windows flood the fireplace loungewith natural light and frame views over the Val di Chiana hills. The level also offersan entrance hall with sitting area, a modern kitchen opening directly onto a pergola— perfect for al-fresco dining — and a master bedroom with private windowedbathroom and walk-in closet. Upstairs: two further bedrooms (one with walk-incloset) and a second windowed bathroom.Key features• 50 sqm panoramic salt-water pool• ~3,000 sqm private grounds with olive grove and orchard• Private well and automatic irrigation• Fireplace lounge with panoramic windows• 3 bedrooms, 2 windowed bathrooms, 2 walk-in closets• Outdoor pergola, private parking, automatic gate, fully fenced property• Potential for further extensionStrategic locationOnly 8 minutes from major road links: Arezzo, Lake Trasimeno and Perugia are withineasy reach; Florence and Siena about one hour away. An ideal base for living in — orrenting out — in the heart of Tuscany and Umbria.

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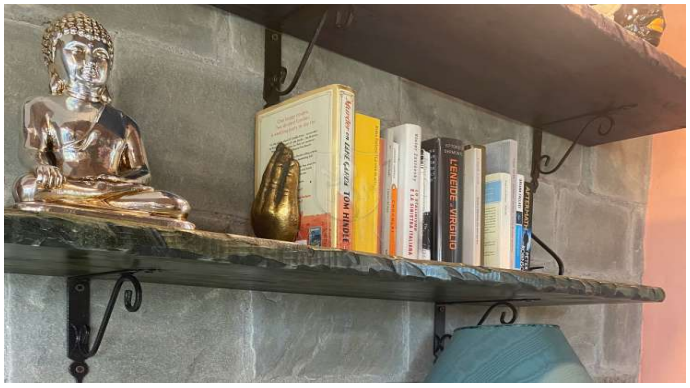
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