



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 465

Premises surface: 1000

Price: 2.200.000,00

Reference: 465

N° bagni: 11

N° Camere: 10

Farmhouse for sale in Cortona with park, private lake, swimming pool, and independent apartments. The property encompasses approximately 1,000 square meters in total and is composed of multiple buildings, with 20 rooms, 10 bedrooms, and 11 bathrooms. A rare property in terms of size, location, and amenities, it is ideal for those seeking a prestigious farmhouse in Tuscany, a private residence near Cortona, a luxury vacation home, or a property for a charming hospitality project. The estate is nestled in the Tuscan countryside, in a secluded, green, and peaceful setting, where the landscape becomes an integral part of the living experience. This is not simply a farmhouse for sale in Cortona, but a true private oasis: a place designed for living, entertaining, hosting, and rejuvenating, surrounded by a mature park, expansive lawns, impressive trees, and a private lake that gives the property a rare and unique identity. The main building retains the warm and authentic charm of a Tuscan farmhouse: natural-toned facades, porticos, brick roofs, terracotta floors, wooden ceilings, fireplaces, and spacious, bright rooms. The interiors immediately convey a sense of home, with welcoming living rooms, conversation areas, a dining room, an eat-in kitchen, and shared spaces designed for conviviality. The property is available upon deed, ready for occupancy, and requires no immediate renovation. The rooms are already furnished and ready for use, with a style consistent with the character of a Tuscan country home. At the same time, the overall size, layout, and quality of the setting offer exciting opportunities for further development. On the ground floor, the living area opens to the outdoors via a veranda connected to the kitchen, one of the property's most pleasant spaces. It is a sheltered, bright space, suitable for all seasons, ideal for breakfasts, informal lunches, summer dinners, or quiet moments overlooking the garden and surrounding greenery. The sleeping area features 10 bedrooms and 11 bathrooms, with a layout particularly suited to hospitality. The spacious and bright rooms maintain the warm tone of a Tuscan home, while the presence of numerous bathrooms ensures comfort and independence for both a large family and guests, clients, or high-end tourist stays. Outdoors, the property expresses its

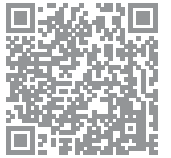
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a private, harmonious, and spacious atmosphere. Lawns, paths, mature trees, shaded areas, glimpses of the lake, and large open spaces create an ideal natural setting for experiencing Tuscany authentically, away from the noise yet close to amenities and the area's main attractions. The private lake is one of the estate's distinctive features. It's not just a landscape detail, but a truly valuable asset: it adds depth to the park, enriches the property's perception, and makes this property particularly attractive for those seeking an estate for sale in Tuscany with a private lake, park, and charming outdoor spaces. The swimming pool, equipped with an automatic cover, is nestled in an elegant and private area, with light-colored flooring, views of the greenery, and a dedicated bar area. This space represents the heart of summer life and makes the property perfect for entertaining guests, hosting social gatherings, or experiencing the farmhouse as a small private country house. In addition to the main living spaces, the property boasts additional highly useful spaces. The building opposite features a large garage with two parking spaces, a multipurpose area currently used as a gym, three independent apartments, and a utility room. The property also includes an underground cellar, ideal for wine storage or private tastings, and numerous ancillary spaces suitable for both residential use and future hospitality management. The presence of independent apartments is a significant asset. These spaces can be used for guests, family members, staff, vacation rentals, high-end short-term stays, or as stand-alone units to be integrated into a larger hospitality project. The property's layout makes it particularly suitable for those seeking a farmhouse with a guesthouse in Cortona, a Tuscan estate with independent apartments, or a property to transform into a charming hospitality business. Its location in the municipality of Cortona adds further value. Cortona is one of Tuscany's most recognizable and desirable destinations, appreciated by Italian and international clients for its landscape, history, culture, food and wine, villages, quality of life, and proximity to Umbria. This property for sale in Cortona lends itself to a variety of uses: a prestigious primary residence, a vacation home for an Italian or international family, a private estate with guest accommodations, a country house, a boutique hospitality business, a charming hospitality business, or a real estate investment focused on high-end hospitality. The Manini Group can support buyers even after the purchase, offering a comprehensive service including technical analysis, design, renovation, restyling, and property development. The goal is to understand the property's potential and guide the buyer through a process that enhances the functionality of the spaces, strengthens the estate's aesthetic identity, and increases the property's perceived value. Thanks to its experience in the technical, real estate, and construction sectors, Manini can handle the entire process: initial technical assessment, assessment of the property's potential, design concept, building permits, quantity surveys, contractor selection, project coordination, technical management, interior enhancement, outdoor space design, and optimization of the property for private or hospitality use. This allows buyers to go beyond simply purchasing a farmhouse in Tuscany, but also be guided through the transformation of the property into a residence consistent with their lifestyle, or into a charming country house that enhances its location, size, grounds, lake, swimming pool, and independent apartments. For those seeking a luxury estate for sale in Cortona, a Tuscan country estate with a private lake and swimming pool, a property for sale near Cortona, Tuscany, or a prestigious farmhouse for sale in Tuscany, this estate represents a rare opportunity: house, park, lake, pool, apartments, garage, gym, cellar, and potential for development, all in one private property. A true Tuscan oasis in the municipality of Cortona, where the house, park, lake, and pool create a unique living experience, ready to be lived in and open to new potential for value. Main features: Total area: approximately 1,000 m2 Rooms: 20 Rooms: 10 Bathrooms: 11 Municipality: Cortona Private park Lake property Swimming pool with automatic cover Bar area near the pool Veranda connected to the ground floor kitchen Underground cellar Garage with two parking spaces Multifunctional area / gym Three independent apartments Technical room Furnished farmhouse ready to move into immediately Free to sign Ideal as a private residence, luxury holiday home, country house or charming accommodation facility Manini services available: technical analysis, design, renovation, restyling, and real estate development For more information, additional photos, floor plans, or to arrange a private viewing, please contact Manini Realty and include the property reference number.











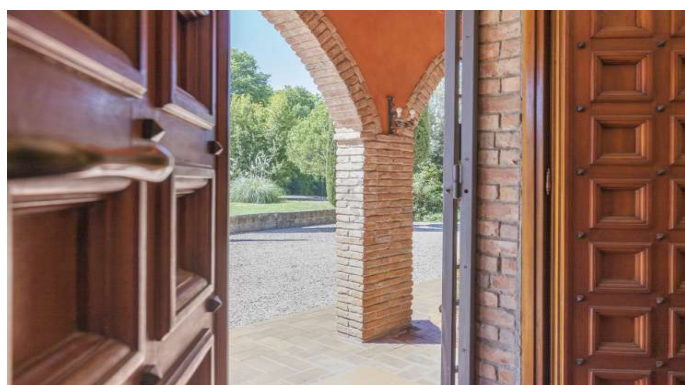
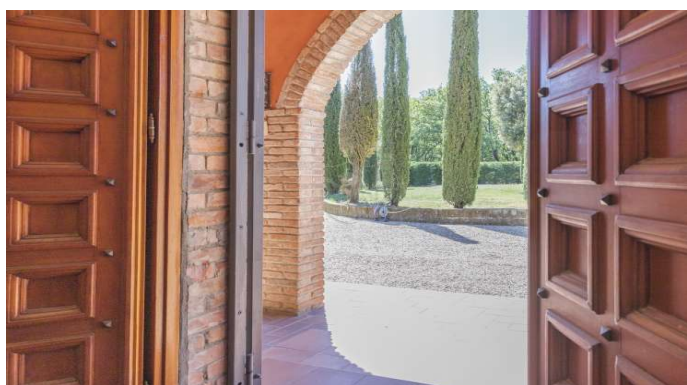
















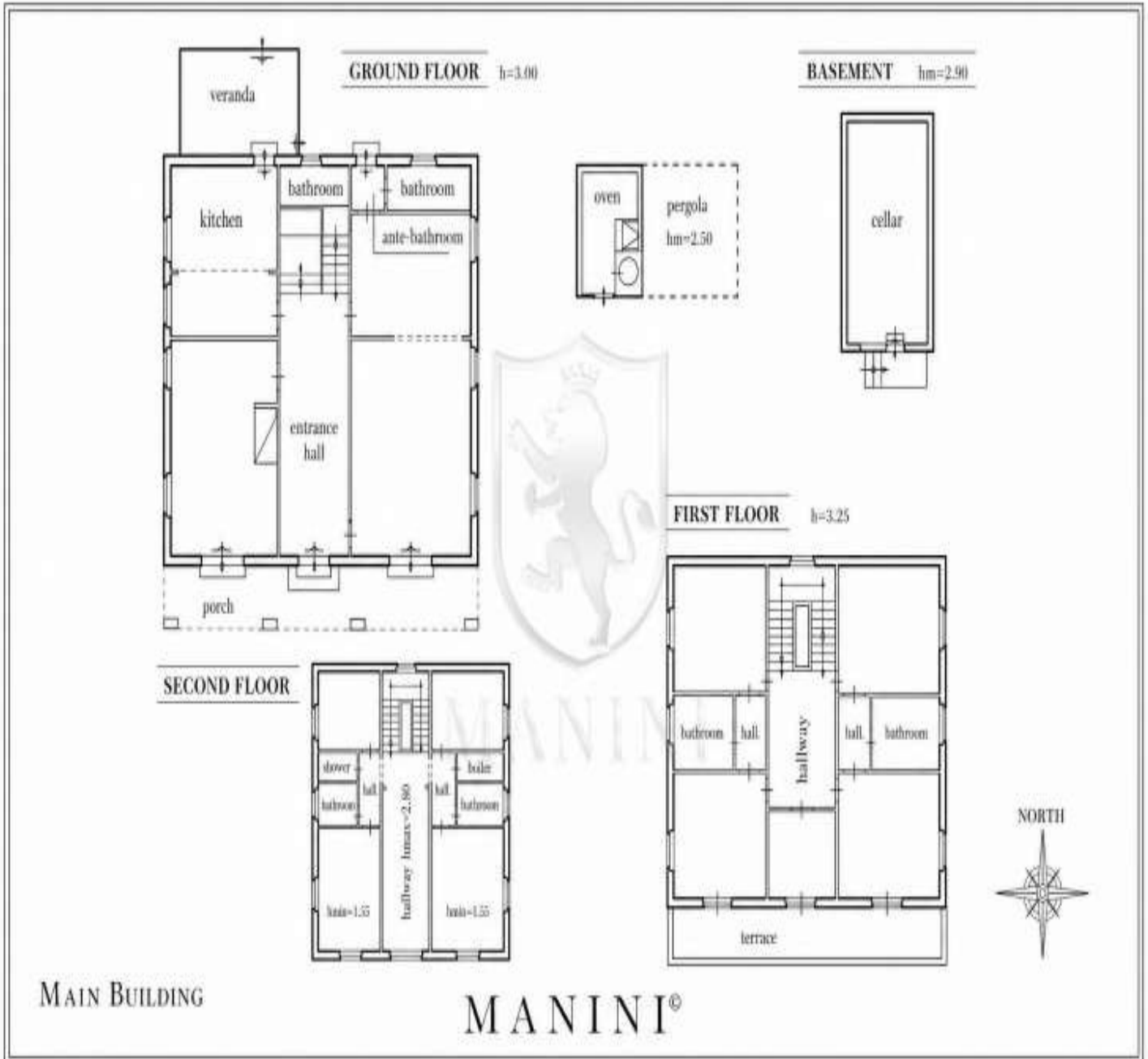


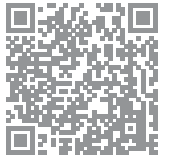






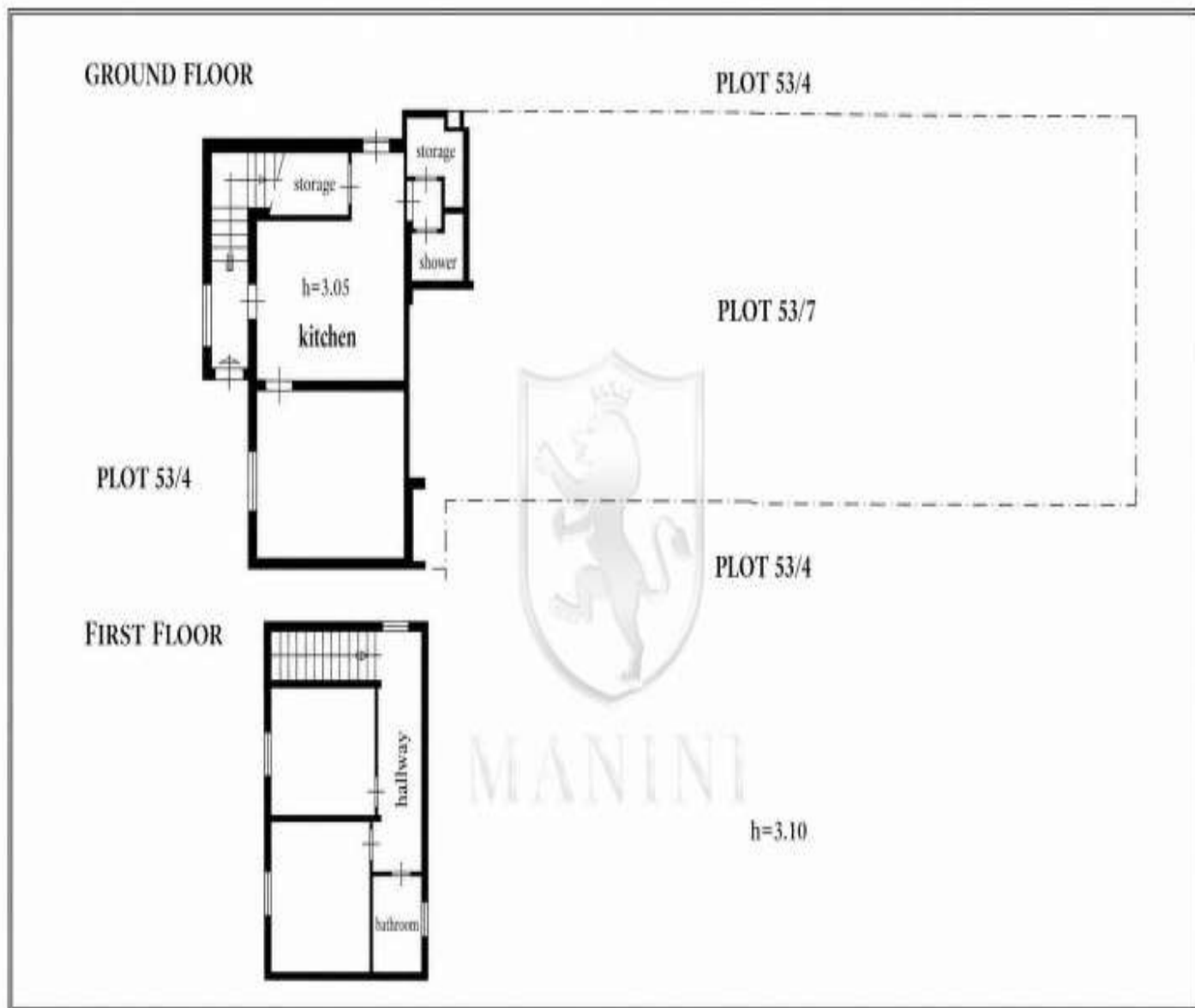






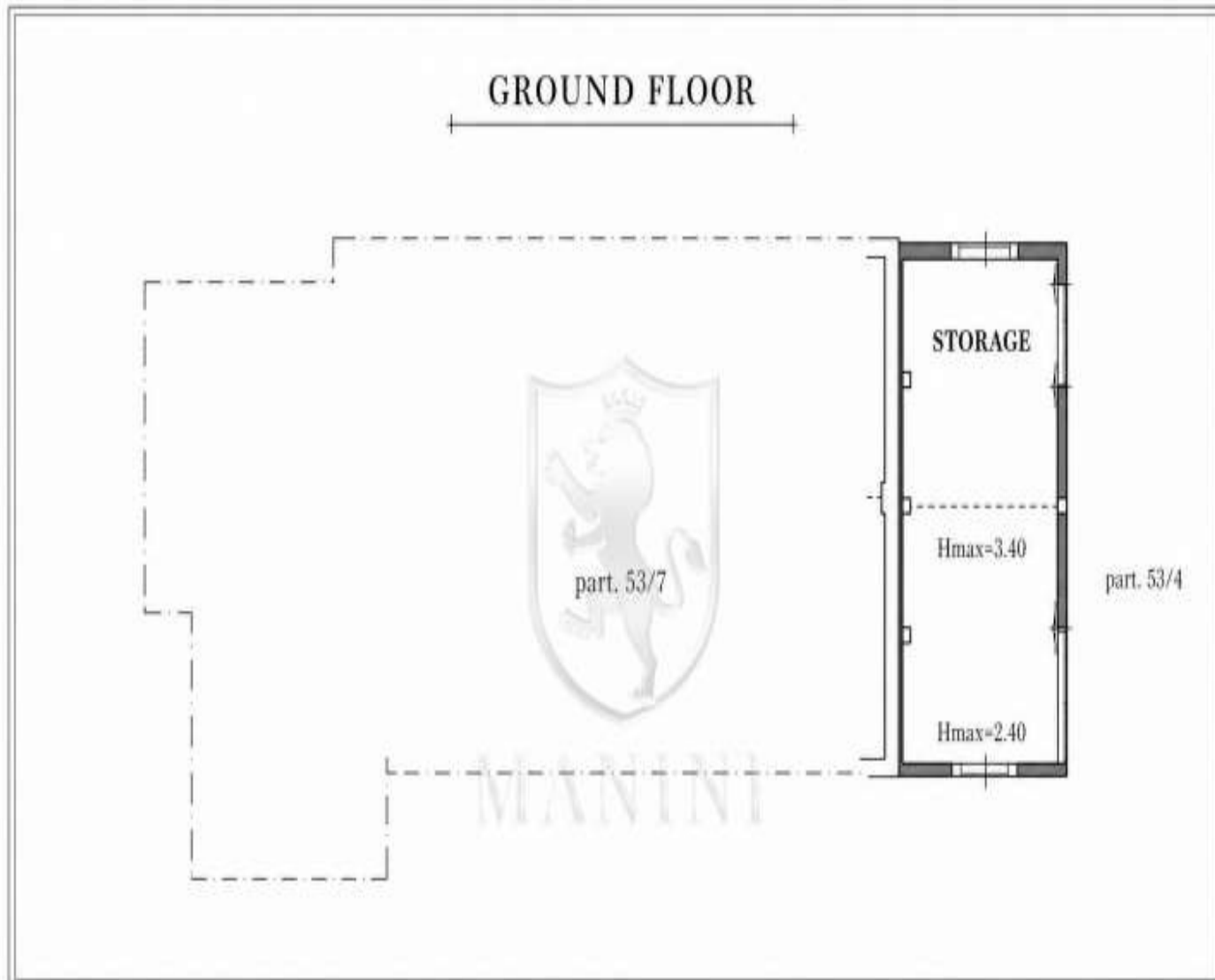
AERIAL PROPERTY OVERVIEW

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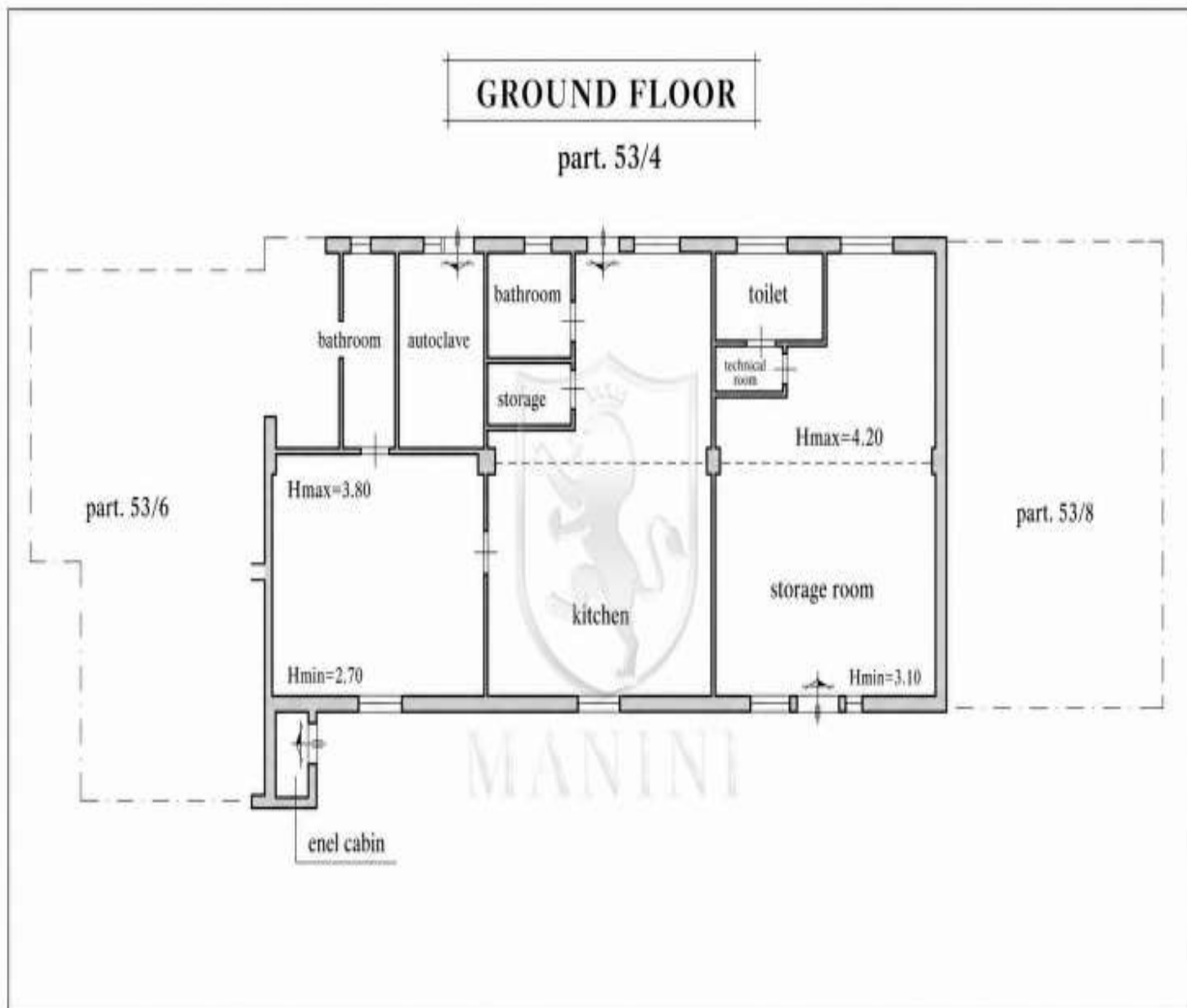
SECOND BUILDING – APARTMENT 1

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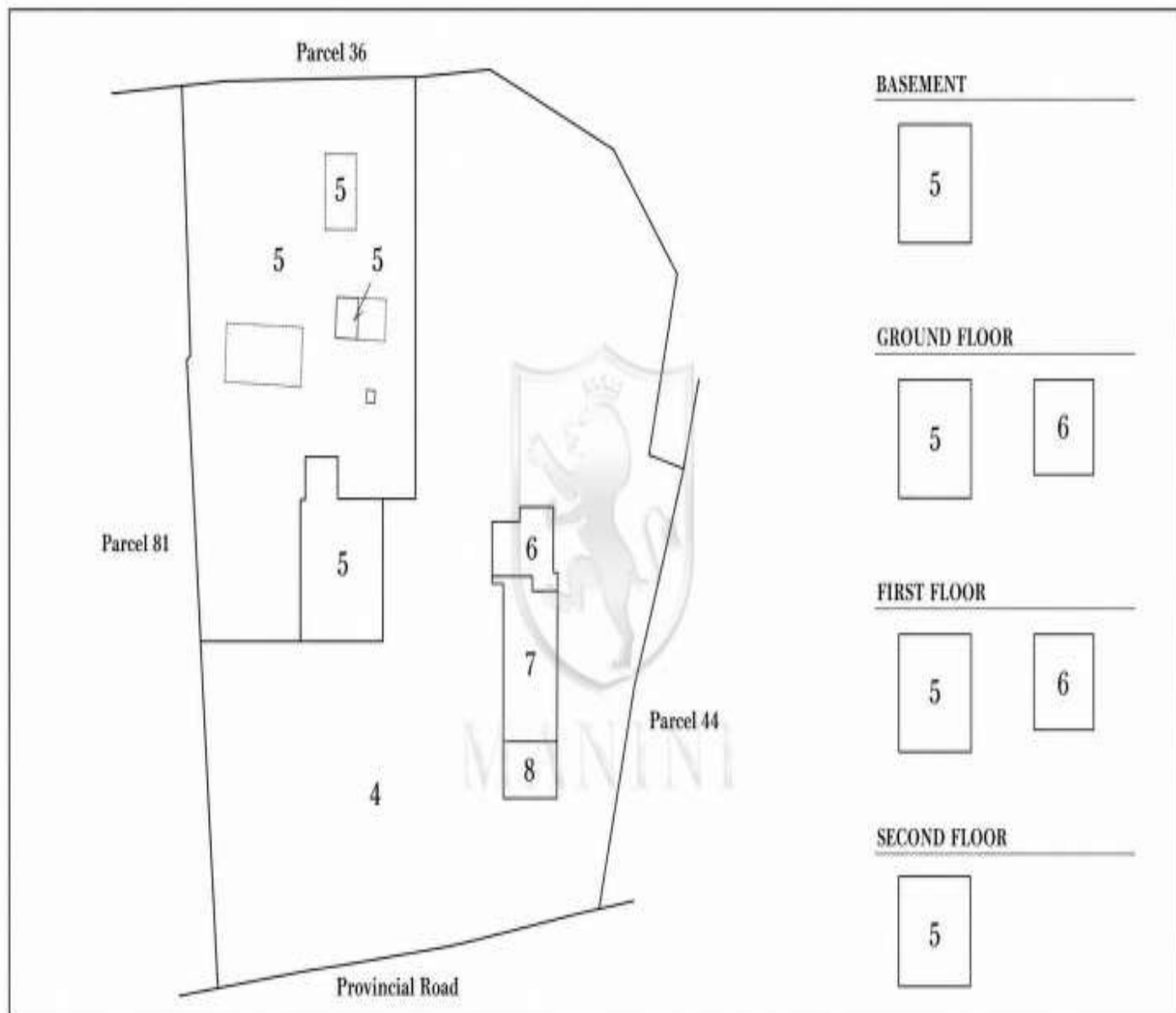
SECOND BUILDING – GARAGE

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SECOND BUILDING – APARTMENT 2 & ACCESSORIES

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PROPERTY SITE PLAN

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