



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 185

Premises surface: 700

Price: 890.000,00

Reference: 185

N° bagni: 9

N° Camere: 11

The Agriturismo covers 4,5 hectares of clayey and agricultural land, with 802 olive trees in full production, 1 hectare of agricultural land with the right to plant Chianti vines, two wells with cisterns respectively with 2,000 liters for drinkable water and 5,000 liters of water to use for the irrigation system and for the swimming pool. The medium voltage electrical overhead lines were buried to improve the view and the panorama. The accommodation is arranged over three buildings each with three apartments of approximately 50 square meters for a total of 9 apartments. The main building, which was the old farmhouse, and two agricultural annexes, the pigsty and the barn. They have all been finely restored maintaining the original features and respect for the typical local architecture. Of these, seven are two-bedroom apartments and two three-bedroom apartments with under-roof space. All apartments have independent access with front door and bell, they are furnished in Tuscan style with Florentine terracotta flooring, double glazed windows, fully equipped kitchen, one or two double bedrooms, living room with double sofa bed, windowed bathrooms with sanitary facilities and shower, air conditioning and independent central heating. All apartments have a private garden on both front and back sides. The structure can accommodate up to 40 guests and in particular two apartments are designed to be accessible for people with disabilities, as well as all the common areas. To increase the receptivity, there is the possibility to build 3 additional apartments. The central building hosts the reception hall and a cellar. Available to all guests:

- 12x6m heated swimming pool with a depth of 130cm which does not require the presence of a lifeguard;
- Jacuzzi tub for 6 people;
- lighted tennis court;
- paddock for 7 horses;
- protected playground for children;
- possibility of creating a restaurant / bar, currently not present, by the tennis court.

The property is favorably located, about 300 meters above sea level, away from busy roads, with a magnificent view of Cortona and the surrounding hills, allowing you to easily reach:

- A1 motorway, Valdichiana exit 12Km;
- Cortona 16Km
- Arezzo 31Km
- Siena 58Km
- Perugia 60Km
- Florence 102Km
- Rome 191Km









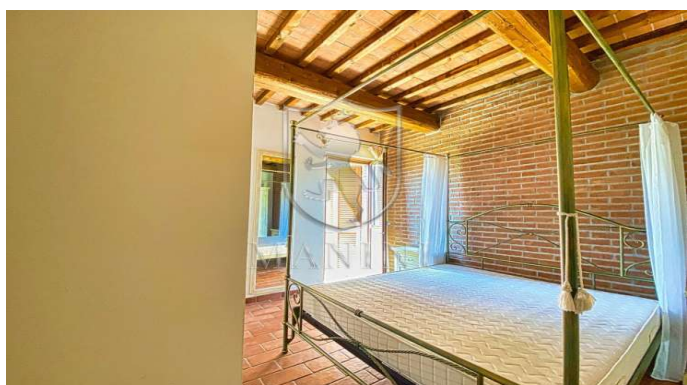






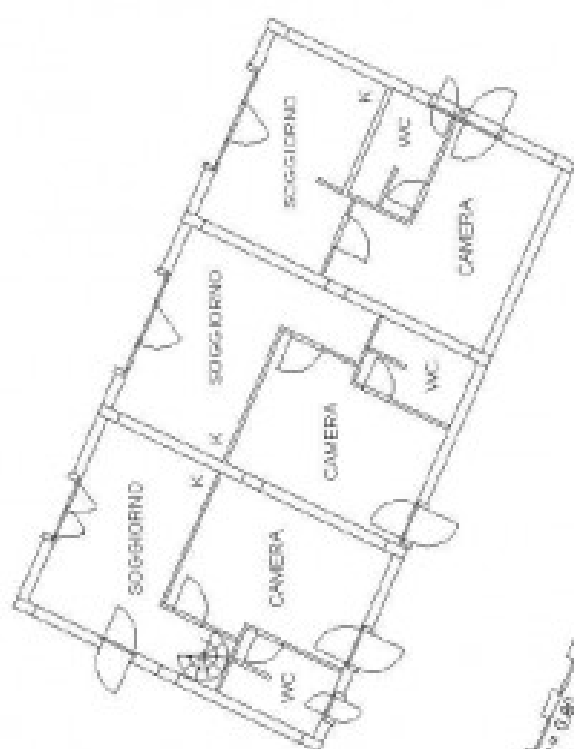




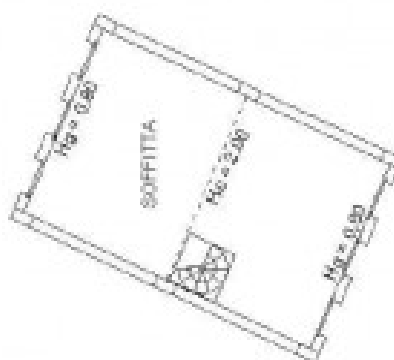








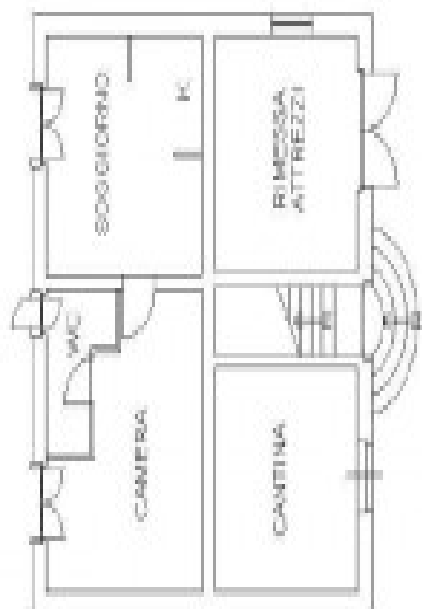
PIANO TERRA (edificio C) H=2,70



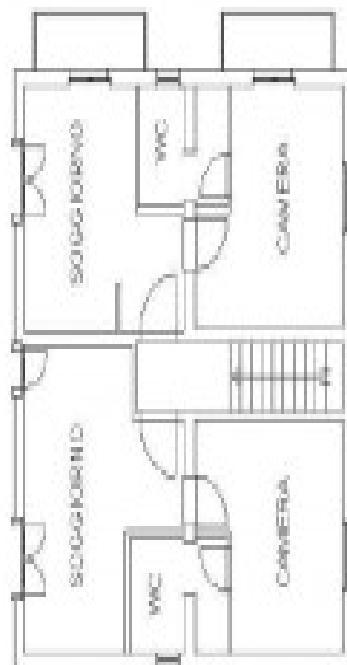
PIANO PRIMO (edificio C)







**PIANO TERRA (edificio A) H=2,60**

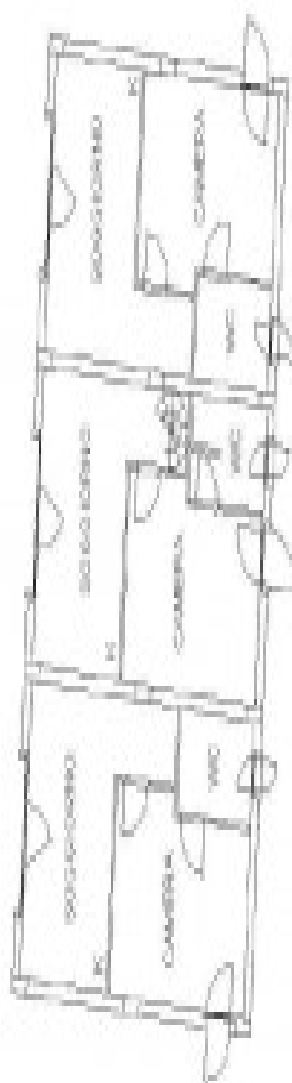


**PIANO PRIMO (edificio A) H=3,05**

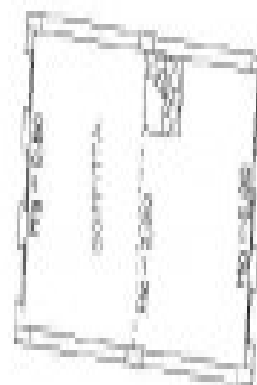


**PIANO**





**PIANO TERRA (edificio B) H=2,70**



**PIANO PRIMO (edificio B)**