



Category: Farmhouse

Location: Cortona

Province: Arezzo

Rif: 462

Premises surface: 220

Price: 990.000,00

Reference: 462

N° bagni: 3

N° Camere: 5

Tuscan farmhouse with pool and panoramic views of Cortona In the heart of the Tuscan countryside, in a panoramic position between Cortona and Foiano della Chiana, we offer for sale a charming 17th-century farmhouse with a private pool, land, and splendid views of the surrounding hills. The property is located in one of the most sought-after areas of Tuscany, just minutes from major services, road and highway connections, and the most renowned towns in the Val di Chiana, Cortona, Lake Trasimeno, and Umbria. An ideal location for those who want to experience the Tuscan countryside without sacrificing the convenience of shops, restaurants, the train station, and transportation links. The farmhouse, dating back to the 17th century, is a rare example of traditional Tuscan rural architecture. For over four centuries, it was part of an important agricultural estate and still retains the authentic charm of an ancient country home: brick facades, original arches, handmade terracotta floors, high ceilings with exposed wooden beams, and architectural details of great historical value. The property has been meticulously renovated, respecting the building's original identity and showcasing traditional Tuscan materials. The result is a welcoming, elegant, and atmospheric home, suitable both as a private residence and as a prestigious vacation home in Tuscany. The main farmhouse spans approximately 180 square meters on two levels, with bright, well-proportioned, and well-connected rooms. The ground floor features a spacious living area with a fireplace, characterized by two large central arches that elegantly separate the different areas of the living room. The kitchen, directly connected to the garden, makes the home particularly pleasant during the summer months, especially for al fresco lunches and dinners. Also on the ground floor are a bedroom and a bathroom. A second bedroom with an ensuite bathroom has a separate entrance from the garden: a highly desirable solution for guests, family, or potential hospitality. On the first floor, a welcoming central sitting room leads to two additional bedrooms and a large bathroom. This central space, currently used as a relaxation area, could easily be transformed into a fifth bedroom, further increasing the property's living capacity. A few meters from the main farmhouse is an

MANINI®



to its independent location and panoramic views, this property offers exciting potential for development. It could be transformed into a guesthouse, a private studio, a separate suite, or a space dedicated to tourist accommodation, possibly with large glass windows overlooking the landscape. This feature also makes the property particularly attractive for those looking to purchase a farmhouse in Tuscany as a vacation home, a high-end vacation rental, or a residence with independent guest quarters. The land surrounding the farmhouse is one of the property's most attractive features. The outdoor spaces are spacious, private, and beautifully integrated into the Tuscan agricultural landscape, with open views of Cortona, Foiano della Chiana, and the hills of the Val di Chiana. In front of the house is the old farmyard, a flat and highly enjoyable space, ideal for an outdoor dining area, a porch, a pergola, or a panoramic lounge area. It's the perfect place to host dinners with guests, enjoy the garden throughout the day, and fully enjoy the tranquility of the countryside. The private pool, measuring 10 x 5 meters, is set slightly away from the house, ensuring greater privacy and an open view of the landscape. This choice makes the pool area particularly private and pleasant, both for family use and for potential vacations. An added bonus of this property is the Manini Group's post-purchase support, offering a comprehensive turnkey design, renovation, and property development service. Thanks to its experience in real estate, engineering, and construction, the Manini Group can assist buyers in defining the renovation project, reorganizing the interior spaces, converting the outbuilding into a guesthouse, creating new outdoor areas, pergolas, and panoramic living areas, as well as implementing aesthetic, functional, and energy-efficient improvements. For those wishing to use the farmhouse as a private residence, vacation home, or rental property, Manini can handle the entire process: initial technical analysis, design concept, building permits, metric surveys, project coordination, contractor selection, technical management, and final delivery of the renovated property. This way, buyers not only purchase a farmhouse in Tuscany, but can count on a single partner to transform it into an even more personal, elegant home, perfectly suited to their lifestyle or a high-end tourism investment project. This farmhouse with a pool near Cortona is an ideal solution for those seeking an authentic Tuscan property, already renovated and ready to move into, but with further potential for enhancement. The house lends itself perfectly to a variety of uses: a private residence for year-round Tuscan countryside living, a second home for vacations and relaxing breaks, a property to generate income on the high-quality tourist rental market, or a prestigious residence to host family and friends in a private and panoramic setting. Its proximity to Cortona, Lake Trasimeno, the Val d'Orcia, Chianti, Arezzo, Siena, Perugia, and Florence makes this property particularly attractive to international clients seeking an authentic Tuscan home, well-connected and immersed in a captivating landscape. Cortona is one of the most renowned and desirable destinations in Tuscany. Its location between Tuscany and Umbria, its historical heritage, quality of life, cultural events, wineries, medieval villages, and proximity to important tourist routes make this area a highly sought-after destination both for living and for investing in luxury real estate. Main features: Property reference: Ref. 462 Commercial area: approximately 220 m2 Floor area: approximately 190 m2 Rooms: 10 Rooms: 5 potential Bathrooms: 3 Private swimming pool: 10 x 5 meters Agricultural annex: usable as a garage, cellar or future outbuilding Panoramic view of Cortona, Foiano della Chiana, and the Tuscan countryside Convenient location for services and main connections Manini services available: turnkey design, renovation, and enhancement Ideal for: private residence, holiday home or tourist investment For more information, additional photographs, floor plans, or to arrange a private viewing, please contact Manini Realty using Ref. 462.

















