UMBRIA REAL ESTATE
SINCE 2002

VILLA TRA CORTONA E MONTEPULCIANO



Ref: 322

Toscana - Arezzo - Cortona

PRICE: 1.200.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
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GENERAL INFORMATION

Surface: 530.00 Mq
Bedrooms: 3
Bathrooms: 2
Swimming pool: Si
Terrain: 0 ha

Situated between the beautiful towns of Cortona and Montepulciano, this wonderful property has a spectacular 360 degree view over the Tuscan countryside and vineyards up to Cortona on one side and Montepulciano on the other. This property comprises 2 impressive buildings: one a stunning restored 3 bedroom house of 130 sqm; the other an unrestored rustic farmhouse of 400 square meters. Both are accessible from a traditional "white road" and are set in 4 acres (1.5 hectares) of gardens. They benefit from having an olive grove in the park of one and a swimming pool of 5m x 10m in the other. The unrestored, large and totally unspoiled farmhouse with over 400 square meters to play with. Any part of the 400 sq m footage of the large house can be removed and the volume or equivalent can be used to extend the adjoining property, the restored house. In addition, if you wish, it is possible to add another swimming pool to the property. This large red brick and stone building has exposed beams, animal stalls on the ground floor and living quarters on the first and second floors. Over the years it has also benefited from some impressive Roman stone additions to its outer walls. The restored house was renovated in 2004 with great care and attention and with a mix of traditional Tuscan details and modern amenities. Featuring handmade bricks and old terracotta floor tiles, hand painted walls and small frescoes creatively accent the stone and wrought iron steps, exposed antique chestnut beams and a 300 year old fireplace. Equipped with all modern comforts, the house has central heating, air conditioning, the most modern electrical and plumbing systems, internet and satellite.