



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN CORTONA



Ref: 378

Toscana - Arezzo - Cortona

PRICE: 550.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 178.00 Mq  
Bedrooms: 3  
Bathrooms: 2  
Swimming pool: Si  
Terrain: 0 ha

Located in Cortona, this beautiful stone farmhouse with pool and annex is for sale.

Situated in a private, hillside, and panoramic location, it offers magnificent views of the surrounding landscape, immersed in a peaceful forest.

Cortona is a historic town in the Arezzo region of Valdichiana, surrounded by ancient Etruscan walls.

Due to its elevated position, it offers stunning views of the Valdichiana and Lake Trasimeno in Umbria.

The farmhouse for sale has a total area of approximately 178 square meters and is spread over two floors, plus an attic level.

The ground floor features a porch, entrance hall with a wood-burning stove, kitchen, and dining room.

The first floor includes a living room accessible from the external loggia, two bedrooms, and two bathrooms (one with a shower and one with a bathtub).

The attic level comprises a hallway and a bedroom.

Adjacent to the farmhouse is a small annex with a laundry area.

The property has been completely renovated and is in good condition.

The interior showcases exposed stone walls, wooden beam ceilings, handmade terracotta floors, a wood-burning fireplace, and a wooden staircase.

The exterior boasts three beautiful paved terraces located near the farmhouse and pool.

The irregular-shaped swimming pool measures 8x4 meters and features convenient steps for access and an outdoor shower.

The garden is well-maintained and equipped with an irrigation system and lighting.

**DISTANCES** The property is located 6 kilometers away from the nearest services. The white road is only a few meters away. The major airports in the area are 60 kilometers from Perugia, 149 kilometers from Florence, and 219 kilometers from Bologna. Nearby towns include Città di Castello at 26 kilometers, Passignano sul Trasimeno at 32 kilometers, and Montepulciano at 52 kilometers.

**UTILITIES** The property has a telephone line and Wi-Fi connection. Heating is connected to GPL gas, and water is sourced from a well. Electricity is available.

**POTENTIAL** This farmhouse for sale is perfect for those seeking an independent house with a pool immersed in the greenery.

Umbria Real Estate - Via Umberto I, 46 - Marsciano  
The property has been used both as a private residence and for vacation rentals.  
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