



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1958 – **BOUTIQUE HOTEL CORTONA**

15-BEDROOM BOUTIQUE HOTEL WITH GOLF COURT FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany
www.romolini.co.uk/en/1958



Interiors
1,055 sqm

Bedrooms
15

Bathrooms
18

Land
6.0 ha

Swimming pool
18 x 9 m

Not far from the Etruscan town of Cortona, at the border between Tuscany and Umbria, we find this boutique hotel made up of a finely restored 18th-century manorial villa with several annexes. The property offers 1,057 sqm of livable surface for a total of 15 bedrooms and 18 bathrooms for the guests. The park, well-maintained and decorated with plants and flowers, houses a nice 18 x 9 m swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 1958 – BOUTIQUE HOTEL CORTONA

TYPE: boutique hotel inside historic villa

CONDITIONS: restored

LOCATION: hilly, panoramic

MUNICIPALITY: Cortona

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 1,055 square meters (11,351 square feet)

TOTAL ROOMS: 26

BEDROOMS: 15

BATHROOMS: 18

MAIN FEATURES: stone walls, chestnut wooden beams, terracotta floors, stone fireplaces, *trompe-l'œil* paintings, well-maintained garden, swimming pool with terracotta-paved solarium, Sangiovese vineyard, ample garage, restaurant halls, golf court

LAND: 6.0 hectares (14.8 acres)

GARDEN: yes, well-maintained park

ANNEXES: guesthouse, office, garage

ACCESS: excellent

SWIMMING POOL: 18 x 9 m

ELECTRICITY: already connected

WATER SUPPLY: private wells (2)

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Cortona (5km; 10'), Castiglion Fiorentino (9km; 15'), Tuoro sul Trasimeno (16km; 20'), Arezzo (27km; 35'), Montepulciano (33km; 35'), Pienza (43km; 55'), Perugia (52km; 45'), Montalcino (67km; 1h 5'), Siena (71km; 1h), Florence (101km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (60km; 50'), Firenze Vespucci (112km; 1h 30'), Pisa Galilei (173km; 2h 10'), Bologna Marconi (194km; 2h 20'), Roma Ciampino (218km; 2h 20'), Roma Fiumicino (233km; 2h 25')



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BOUTIQUE HOTEL CORTONA

Not far from the Etruscan town of **Cortona**, at the border between **Tuscany** and **Umbria**, we find this **boutique hotel** made up of a finely restored **18th-century manorial villa** with several annexes. The property offers 1,057 sqm of livable surface for a total of 15 bedrooms and 18 bathrooms for the guests. The park, well-maintained and decorated with plants and flowers, houses a nice 18 x 9 m swimming pool.

Well-connected, the property is provided with all the necessary services by the nearby town of Cortona (5km; 10') and allows reaching, in less than an hour and a half, the most renowned art cities of Tuscany and Umbria (Castiglion Fiorentino, Montepulciano, Pienza, Siena, Florence, Perugia).

Lake Trasimeno is just 16 km southbound and can be reached in less than 20' by car. For shopping lovers, instead, the *Valdichiana Outlet* is just 23 km away, right at the A1 highway junction near Foiano della Chiana.

The closest airport is located in Perugia (60km; 50'), but with a two hours' travel by car one can easily reach Rome, Pisa and Bologna.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (750 sqm – 8,070 sqft, 13 bedrooms and 15 bathrooms), dating back to the 18th century, has been finely restored and still boasts all of its original features intact as well as its charm. Laid over three floors, the building is currently run as a boutique hotel.

- **Ground floor:** reception, breakfast rooms with kitchen, bar corner, two guest bathrooms and three bedrooms with en-suite bathroom;
- **First floor:** six bedrooms with en-suite bathroom;
- **Second floor:** four bedrooms with en-suite bathroom.

The **guesthouse** (95 sqm – 1,022 sqft, 2 bedrooms and 2 bathrooms) houses two studio apartments, each made up of living area, bedroom and bathroom.

The property is completed by an **office with old oven** (20 sqm – 215 sqft) and an **ample underground garage** (190 sqm – 2,044 sqft) where there are also a dressing room with bathroom, a pantry and a technical room.

EXTERIORS

The property covers a total surface of roughly 6.0 hectares. All around the villa the landscape is covered in a well-maintained park with decorative trees and flowers. A short distance from the villa is located the 18 x 9 m swimming pool with terracotta-paved solarium.

The property also boasts a **private 2-hole golf court** with trained professionals assisting both experts and newcomers alike.

Finally, there is a small Sangiovese vineyard (roughly 1.0 hectare in total).

USE AND POTENTIAL USES

The complex, given the ample indoor and outdoor surfaces, is suitable for the organization of events such as weddings and conferences. The manorial villa offers two beautiful restaurant halls for the guests and the park with pool the perfect frame for outdoor events during summer.

EXTERIORS PHOTOS



INTERIORS PHOTOS

