



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2352 – **CASALE DELL'ANGELO**

RUSTIC COUNTRY HOUSE WITH GARDEN FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
277 sqm

Bedrooms
2 (up to 4)

Bathrooms
1 (up to 2)

Land
15,700 sqm

PRESTIGIOUS ITALIAN PROPERTIES

On the hills between Tuscany and Umbria, just 3 km from Cortona, rustic farmhouse with garden. The building (215 sqm) has been partially renovated and houses on the first floor a lovely rural dwelling with typical elements. There are currently 2 bedrooms in the building, but by renovating the second unit on the first floor there could be a total of 4. Around the farmhouse lies the 15,700-sqm garden on which a swimming pool could also be built.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2352 – CASALE DELL'ANGELO

TYPE: rustic country house

CONDITIONS: partially restored

LOCATION: open and sunny, 3 km from the town

ACCESS: excellent

INTERIORS: 277 square meters (2,981 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2 (up to 4)

BATHROOMS: 1 (up to 2)

ANNEXES: yes (72 sqm)

MAIN FEATURES: stone and brick walls, terracotta flooring, ceilings with wooden beams, fireplaces, garden, Artesian well, outbuilding, cellar

LAND: 15,700 square meters (3.9 acres)

GARDEN: yes, around the building

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + Artesian well

TELEPHONE: to be connected

ADSL: possible

GAS: gasoil

HEATING SYSTEM: pig iron radiators + fireplaces

CLOSEST CITIES AND TOWNS

Cortona (3km; 5'), Castiglion Fiorentino (14km; 20'), Castiglione del Lago (17km; 20'), Foiano della Chiana (24km; 20'), Montepulciano (32km; 35'), Arezzo (32km; 40'), Pienza (48km; 50'), Montalcino (68km; 1h 5'), Siena (72km; 55'), Monteriggioni (91km; 1h 5'), San Gimignano (114km; 1h 30'), Florence (120km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 45'), Firenze A. Vespucci (136km; 1h 30'), Pisa G. Galilei (197km; 2h 20'), Bologna G. Marconi (218km; 2h 25'), Roma Ciampino (219km; 2h 25'), Roma Fiumicino (233km; 2h 20')

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CASALE DELL'ANGELO

On the hills between **Tuscany** and **Umbria**, just 3 km from **Cortona**, rustic **farmhouse** with garden. The building (215 sqm) has been partially renovated and houses on the first floor a lovely rural dwelling with typical elements. There are currently 2 bedrooms in the building, but by renovating the second unit on the first floor there could be a total of 4. Around the farmhouse lies the **15,700-sqm garden** on which a **swimming pool** could also be built.

The services are all available in the medieval town of **Cortona** (10' drive) but the location of the property is very convenient for reaching most of the art cities of **Tuscany** (including Arezzo, Montepulciano, Pienza, Montalcino, Siena and Florence). Perugia airport in Umbria is less than an hour's drive from the farmhouse.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (205 sqm – 2,206 sqft, 2 bedrooms and 1 bathroom) is laid over two floors. On the lower level are the old cellars divided into four rooms. On the upper level the building has instead been divided into two units, which are currently independent but could easily be unified into a single dwelling.

- **Unit N°1** (habitable): living room with fireplace and kitchen, sitting room, two bedrooms and bathroom;
- **Unit N°2** (to be restored): three rooms with access from an external staircase.

Part of the first floor has already been renovated, while the three rooms with independent access need renovation and updating. With the opportunity one could create a small independent apartment in this wing of the building (living room, two bedrooms and bathroom) or connect the unit to the previous one to expand the living space.

On the property there are also a few **outbuildings** (72 sqm – 775 sqft) that could be recuperated and renovated.

The house is surrounded by approximately **15,700 sqm (3.9 ac) of land**, partially used as a garden and graveled yard in the area around the building. It is also possible to build a **swimming pool** within the property.





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