

Ref. 2534 – **VILLA DEGLI ALEMANNI**www.romolini.co.uk/en/2534

CHARMING 25-KEY HOTEL FOR SALE IN THE HISTORIC CENTER OF CORTONA, TUSCANY

Cortona – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,500 sqm**Bedrooms**
25**Bathrooms**
29**Terrae / Garden**
245 sqm

This luxury four-star charming hotel with 25-bedrooms is located in the heart of Cortona, overlooking the surrounding hills and Lake Trasimeno. The building was converted in 2001 from a sumptuous 18th-century villa adorned with frescoes from a 14th-century church that previously stood on the site of this mansion.

SUMMARY OF THE PROPERTY

REFERENCE #: 2534 – VILLA DEGLI ALEMANNI

TYPE: 4-star luxury villa

CONDITIONS: restored, luxury finishes

LOCATION: 500 m from the historic center

ACCESS: excellent, paved road

MUNICIPALITY: Cortona

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 1,500 square meters (16,140 square feet)

TOTAL ROOMS: 36

BEDROOMS: 25

BATHROOMS: 29

ANNEXES: no

MAIN FEATURES: stone and brick walls, *trompe-l'œil* frescoes, Gothic capitals, pietra serena steps, original fireplaces, friezes, satellite TV, professional kitchen, restaurant, room-related heating system, elevator, private garage, panoramic terrace

TERRACE / GARDEN: 245 square meters (2,636 square feet)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Historic center of Cortona (500m; 2'), Castiglion Fiorentino (13km; 15'), Tuoro sul Trasimeno (15km; 20'), Castiglione del Lago (20km; 20'), Passignano sul Trasimeno (15km; 20'), Arezzo (30km; 35'), Montepulciano (30km; 35'), Pienza (41km; 50'), Perugia (50km; 50'), Città di Castello (56km; 50'), Cetona (58km; 50'), Montalcino (64km; 1h), Siena (69km; 55'), Assisi (73km; 1h), Firenze (116km; 1h 30'), Roma (202km; 2h 15')

CLOSEST AIRPORTS

Perugia San Francesco (59km; 50'), Firenze A. Vespucci (133km; 1h 30'), Grosseto C. Baccarini (137km; 1h 40'), Pisa G. Galilei (194km; 2h 10'), Bologna G. Marconi (215km; 2h 15'), Roma Ciampino (216km; 2h 15') Roma Fiumicino (230km; 2h 20')

VILLA DEGLI ALEMANNI

This luxury **four-star charming hotel** with **25-bedrooms** is located in the heart of **Cortona**, overlooking the surrounding hills and **Lake Trasimeno**. The building was converted in 2001 from a sumptuous **18th-century villa** adorned with frescoes from a **14th-century church** that previously stood on the site of this mansion.



The property, which has been used as a tourist accommodation facility for many years, specializes in banquets and conferences, as well as overnight stays. For those who wish it, the possibility of developing the branch of individual catering is also very interesting, being equipped with generous spaces of great charm, all communicating with each other and connected to the necessary services for this use.



The villa is strategically located to reach the most beautiful and interesting tourist attractions of **Tuscany** and **Umbria**: Arezzo, Florence, Siena, Montepulciano, Assisi, Perugia, are just some of the many places to visit. Cortona is perfectly at the center of a historical and cultural proposal envied by the whole world.

DESCRIZIONE DELL'EDIFICIO

The building spans four floors, a basement and two terraces/gardens, ideal spaces for consuming pleasant moments of relaxation outdoors. The ground floor houses the living area with reception, breakfast and restaurant rooms, professional kitchens and bar area. The upper floors, on the other hand, accommodate the bedrooms and service rooms and are connected by a state-of-the-art elevator as well as a beautiful stone staircase that wraps around the elevator shaft. On the lower ground floor are various storage areas, employee locker rooms with separate entrances, two staff service bathrooms, and various technical rooms.

An additional unique advantage is the private garage, an exclusive convenience compared to other accommodations in the area.

The interventions carried out to convert the villa were conducted with the aim of preserving the historic charm of the structure by equipping both common areas and bedrooms with the highest standards of technical efficiency and comfort.



The **245-sqm (2,636-sqft) terrace** connected to the adjoining portion represents an important space that allows guests to enjoy the open air and peace of the village on days when the weather is good. An ideal place to consume pleasant moments of relaxation.

STATO E FINITURE

The hotel offers an extraordinary welcome in its halls and wonderful rooms. Period furniture, fabrics, curtains, as well as the warm tones of the frescoed walls, give a discreet luxury that combines perfectly with efficiency and modernity with pleasantness and harmony. With its 1,500 square meters, the mansion has four levels and twenty-five rooms. Two rooms with easy access for disabled guests have also been designed. Each room in the hotel is decorated and frescoed by hand with the elegance and uniqueness of the period style. All rooms are equipped with air conditioning, mini bar, satellite TV, telephone with LAN and internet connection, safe, en-suite bathroom with whirlpool tub or emotional shower.



Elegance and refinement also characterize all common areas. In addition to the rooms, the interior rooms also feature noteworthy details and details: precious blown-glass chandeliers, delightful redesigns of arches and stone inserts from the medieval period, graceful *trompe-l'œil* creating perspective plays, finely crafted friezes and festoons on ceilings and walls, polished Tuscan terracotta floors and original *pietra serena* fireplaces.

Everything conveys a sense of luxury and prestige, refinement and elegance. The furnishings consist of fine antiques and precious fabrics, the walls and ceilings have been decorated by prestigious Tuscan craftsmen, and the bathrooms made strictly in style. Heating is independent and zonal adjustable for each individual room.

STORIA DELLA PROPRIETÀ

The villa stands on the remains of what has long been known as the **Church of the Virgin of the Alamanni**: This name is traced back to the tradition that a colony of Germanic soldiers had camped near Cortona at the time of the Crusades, on the site where a small place of worship later arose.

A new church was then built in the **14th century**, richly frescoed and home to a statue (the so-called *Madonna della Manna*) now preserved in Cortona Cathedral.

When the church became too small and cramped for the large number of worshippers in 1730, it was decided to demolish the building to create a new church, which was completed within ten years.

The building was torn down again in 1786 by order of **Grand Duke Leopold of Tuscany**, and in its place rose the manor house we see today.



I The floor that now houses the hall constituted the church proper, while the oratory was located on the lower floor and can be reached today via the staircase that still connects the two floors.

Also remaining from the first church are two Gothic-style capitals and two frescoes (dating back to the 14th and 16th centuries) that were both located on the north wall of the present buffet hall and are now housed by the Institute of the Servant Sisters of Mary Repairers..











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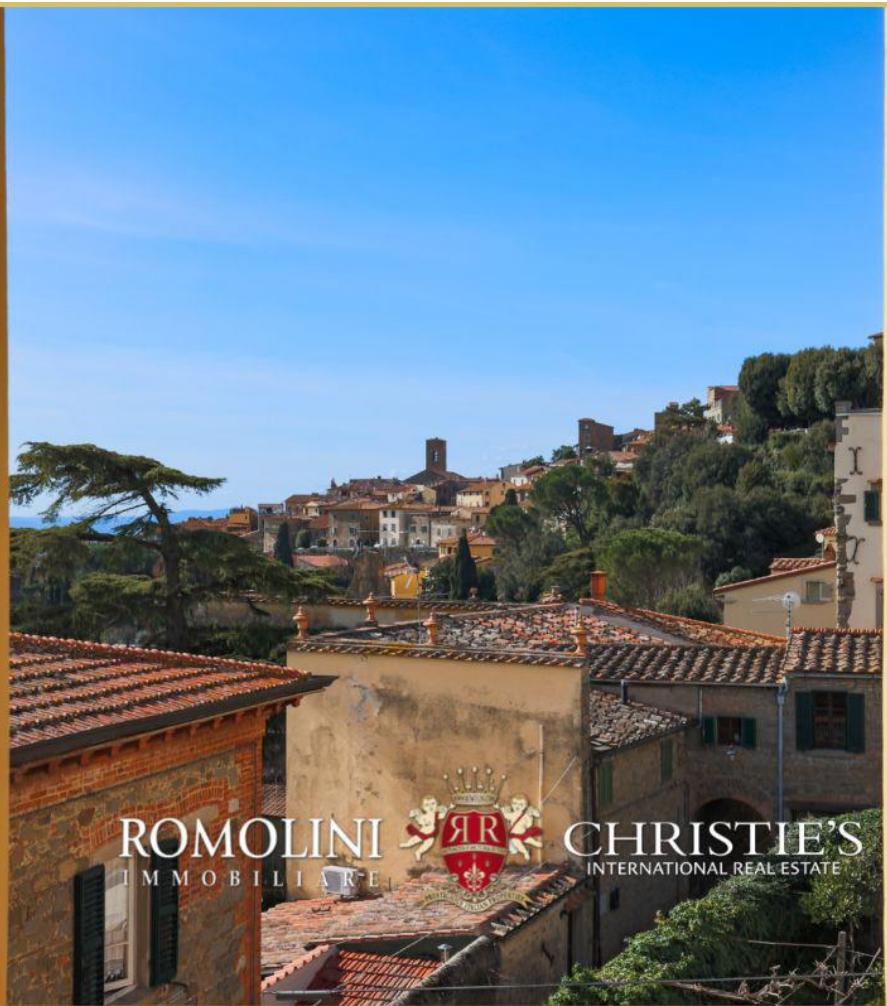
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