

3-STAR BOUTIQUE HOTEL WITH OLIVE GROVE FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



Interiors
2,517 m²

Bedrooms
32

Bathrooms
34

Total land
7.8 ha

Swimming pool
15 × 8 m

Just 7 km from a center with services, in the unspoiled landscape of eastern Tuscany, lies this period mansion dating from the 19th century, now converted into a four-star hotel, fully functional and equipped with the most modern comforts. The 7.8-ha park surrounding the villa houses a 15 × 7 m swimming pool and a large olive grove for the production of excellent Tuscan olive oil.

SUMMARY OF THE PROPERTY

REFERENCE #: 2615 – VILLA GUASCONI

TYPE: old manorial villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: paved road

INTERIORS: 2.517 square meters (27,083 square feet)

TOTAL ROOMS: 50

BEDROOMS: 32

BATHROOMS: 34

ANNEXES: workshop

MAIN FEATURES: terracotta floors, wooden and terracotta ceilings, original stone fireplace, vaulted ceilings, brick arches, double glazing, alarm system, PBAX reception system, furniture included in the selling price (including the panoramic terrace with shading awning)

EXTERIORS: 7.8 hectares (19.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 8 m

ELECTRICITY: already connected (50 kW)

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Castiglion Fiorentino (7km; 10'), Cortona (7km; 10'), Tuoro sul Trasimeno (23km; 20'), Arezzo (24km; 30'), Montepulciano (36km; 45'), Perugia (54km; 45'), Montalcino (69km; 1h 15'), Siena (79km; 1h 5'), Florence (97km; 1h 15'), San Gimignano (120km; 1h 35'), Pienza (120km; 1h 35'), Rome (210km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (62km; 50'), Firenze A. Vespucci (106km; 1h 15'), Pisa G. Galilei (179km; 2h), Bologna G. Marconi (197km; 2h 5'), Roma Ciampino (224km; 2h 15'), Roma Fiumicino (239km; 2h 20')

VILLA GUASCONI

Just 7 km from a center with services, in the unspoiled landscape of eastern **Tuscany**, lies this **period mansion** dating from the **19th century**, now converted into a **four-star hotel**, fully functional and equipped with the most modern comforts. The **7.8-ha park** surrounding the villa houses a **15 × 7 m swimming pool** and a large **olive grove** for the production of excellent Tuscan olive oil.

For grocery shopping and everyday needs in less than ten minutes' drive are reachable the supermarkets **Conad** in Cortona and **Penny Market** in Castiglion Fiorentino, as well as the **Castiglion Fiorentino train station**, which provides quick access to both Florence and Rome. Kindergartens and schools (both elementary and high school) are available within a ten-minute drive. Other art cities in **Tuscany** can be reached in less than two hours: Arezzo (30'), Montepulciano (36km; 45'), Florence (1h 15'), San Gimignano (1h 35')...

The nearest airport is **Perugia San Francesco** (50'), while for international and intercontinental flights the airports of Florence (1h 15'), Pisa (2h), Bologna (2h 5') and Rome (2h 15') are very convenient.

DESCRIPTION OF THE BUILDINGS

The **hotel** (2,517 m²), an imposing four-story historic villa. All rooms and apartments are fully furnished and equipped with independent air conditioning. The hotel has a children's playground. The property, in perfect condition, has been restored respecting the original structure in order to maximize the historic charm of the complex.

Additional cubage (about 30 percent of the existing) should also be added to the hotel, which can be used to construct another building.

EXTERIOR

Surrounding the manor house is a splendid **7.8-hectare wooded park**, where the **15 × 8 m swimming pool** is located with a solarium furnished with gazebos, umbrellas, deckchairs and sunbeds. At the entrance to the property is a private covered parking lot for eight cars, plus a large uncovered yard with space for fifty vehicles.

Also part of the park are a large **olive grove** (about 3.0 ha) and a **workshop** that is used for repairs and storage of agricultural vehicles.



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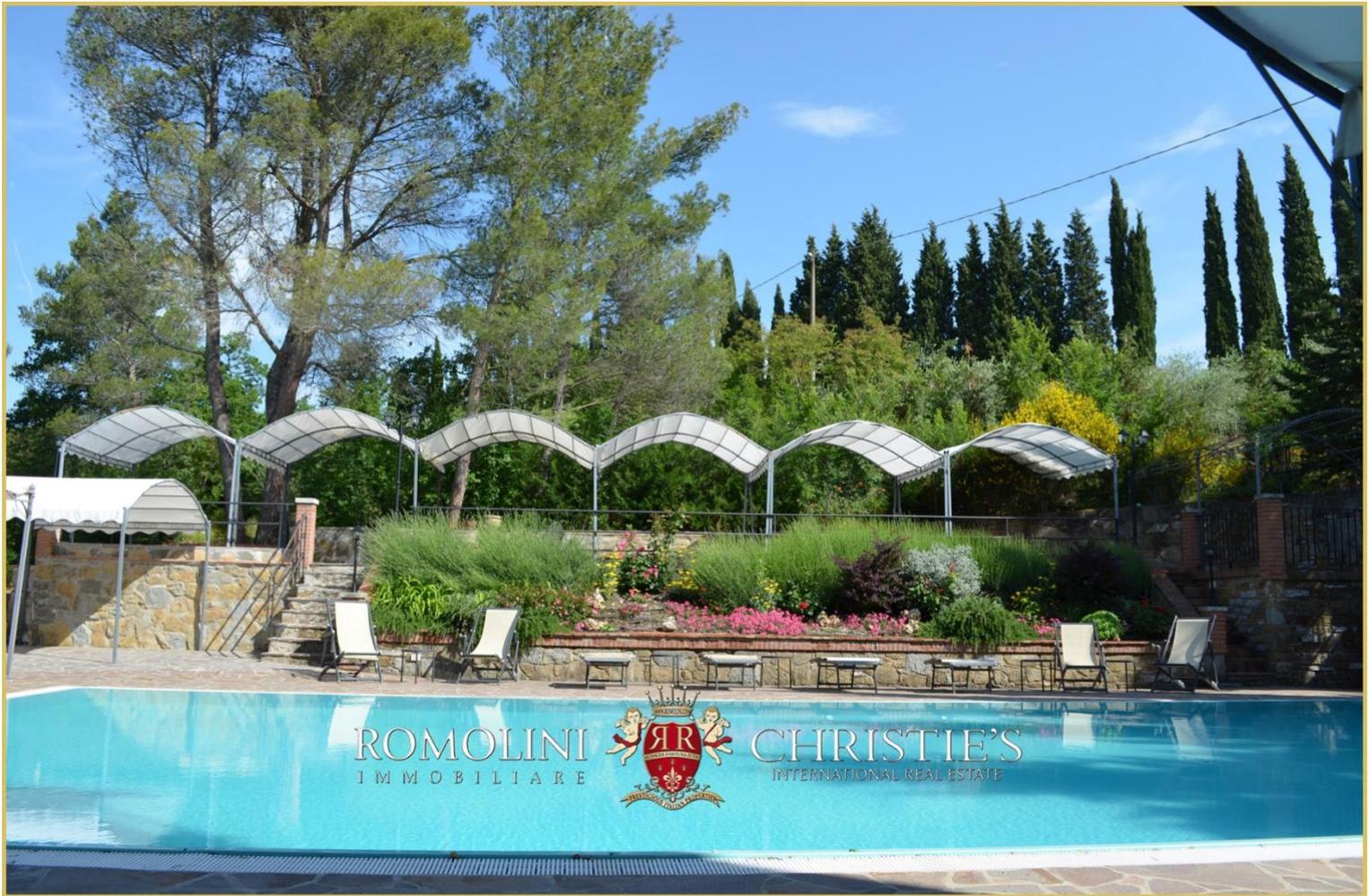
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