

Ref. 2645 – **CASALE MAGNOLIA**

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RUSTIC FARMHOUSE TO BE RENOVATED FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



Interiors
375 sqm

Bedrooms
4

Bathrooms
1

Total land
2.7 ha

This charming **rustic house** is spread over three floors, offering a wide range of uses. On the ground floor are cellars. The first floor houses the living quarters (living room with kitchenette, three bedrooms and bathroom), while the upper floor is dedicated to attics, with heights reaching 2.26 m, perfect for creating additional space or storage rooms.

Connected to the farmhouse, there are several **warehouses** (81 sqm – 862 sqft) useful for expanding the farmhouse or creating recreational areas. The entire property is surrounded by about **2.7 hectares (6.7 acres)** of land that contain a large garden and an olive grove.

The building is in fair structural condition, but seismic improvements and a complete interior restoration are needed to enhance its potential. Access to the property is via a 750 m gravel road, maintained in good condition, providing tranquility and isolation. Basic services for daily needs are available in the Umbrian town of **Trestina** (10km; 15') or in **Cortona** where secondary services (banks, post office, supermarkets...) are also located.

SUMMARY OF THE PROPERTY

REFERENCE #: 2645 – CASALE MAGNOLIA

TYPE: rustic country house

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 375 square meters (4,035 square feet)

TOTAL ROOMS: 8

BEDROOMS: 4

BATHROOMS: 1

ANNEXES: storages

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, panoramic views, natural spring, small olive grove

EXTERIORS: 2.7 hectares (6.7 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

ENERGY CERTIFICATE:  (EP_{gl, nren} = 160.97 kWh/m²year)

HEATING SYSTEM: fireplace

CLOSEST CITIES AND TOWNS

Trestina (10km; 15'), Cortona (25km; 35'), Città di Castello (25km; 30'), Umbertide (23km; 25'), Perugia (57km; 55'), Arezzo (50km; 1h), Lago Trasimeno (40km; 55'), Montepulciano (55km; 1h 10'), Siena (90km; 1h 35'), Florence (130km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (54km; 40'), Firenze A. Vespucci (135km; 2h 10'), Bologna G. Marconi (210km; 2h 30'), Pisa G. Galilei (196km; 2h 40'), Roma Ciampino (245km; 3h), Roma Fiumicino (253km; 3h')



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