

Ref. 2693 – **CONVENTO CORTONA**www.romolini.co.uk/en/2693

FORMER CONVENT WITH POOL AND VINEYARDS FOR SALE IN CORTONA, LAKE TRASIMENO

Cortona – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,160 sqm**Bedrooms**
12**Bathrooms**
13**Total land**
5.6 ha**Swimming pool**
14 x 7 m**Vineyards**
1.9 ha

In the hills on the border between Umbria and Tuscany, not far from Cortona and Tuoro sul Trasimeno, luxury relais for sale. The property, which dates back to the 16th century and has been entirely renovated and equipped with modern comforts, offers five flats and various guest rooms as well as a beautiful park with swimming pool. The agricultural land (approx. 4.6 ha) includes a small vineyard and a few olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2693 – CONVENTO CORTONA

TYPE: luxury relais

CONDITIONS: habitable

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,160 square meters (12,480 square feet)

TOTAL ROOMS: 31

BEDROOMS: 12

BATHROOMS: 13

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, brick arches, handmade terracotta tiles, wellness center, swimming pool, olive grove, vineyards, helipad

EXTERIORS: 5.6 hectares (13.8 acres)

VINEYARDS: 1.9 hectares (4.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: natural spring

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 412.37 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Cortona (6km; 10'), Tuoro sul Trasimeno (7km; 15'), Passignano sul Trasimeno (13km; 25'), Castiglion Fiorentino (19km; 25'), Arezzo (36km; 50'), Montepulciano (36km; 40'), Pienza (50km; 1h), Asciano (51km; 50'), Perugia (52km; 50'), Montalcino (70km; 1h 10'), Siena (78km; 1h 5'), Florence (122 km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (60km; 50'), Firenze A. Vespucci (139km; 1h 30'), Ancona R. Sanzio (164km; 1h 55'), Pisa G. Galilei (199km; 2h 15'), Bologna G. Marconi (221km; 2h 25'), Roma Ciampino (222km; 2h 30'), Roma Fiumicino (235km; 2h 25')

CONVENTO CORTONA

In the hills on the border between **Umbria** and **Tuscany**, not far from **Cortona** and **Tuoro sul Trasimeno**, **luxury relais** for sale. The property, which dates back to the 16th century and has been entirely renovated and equipped with modern comforts, offers five flats and various guest rooms as well as a beautiful park with swimming pool. The agricultural land (approx. 4.6 ha) includes a **small vineyard** and a few **olive trees**.

The property is very close to services (less than 2 km) and to renowned centres such as Cortona and Tuoro sul Trasimeno, both less than a quarter of an hour's drive away. The nearest airport is in Perugia (less than an hour from the house) but for international flights Rome airport is also very convenient (just over two hours).

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **farmhouse** (461 sqm – 4,960 sqft, 6 bedrooms and 7 bathrooms) is a large stone building dating back to the 16th century (in all probability a small convent), entirely renovated in the early 2000s and divided into various units. The communal areas include the reception, a guest restaurant with a professional kitchen and outdoor pergola, toilets and various storerooms.

- **Apt. A** (42 sqm – 452 sqft): living room, bedroom and bathroom;
- **Apt. B** (47 sqm – 506 sqft): living room, bedroom with walk-in wardrobe and bathroom;
- **Apt. C** (43 sqm – 463 sqft): living room, small study, bedroom and bathroom.

In a separate wing of the building, which can be reached from the living room on the first floor, there is a large **owner's apartment** (116 sqm – 1,248 sqft) consisting of a living room, kitchen, three bedrooms and two bathrooms. If interested, this could be converted into a guest unit.

The building has been completely renovated and equipped with all amenities. Only high-quality materials were used for the work: handmade pink terracotta tiles, brick vaults, recovered ceilings with exposed terracotta bricks, chestnut and oak beams and frescoes by a well-known master.

A short distance from the farmhouse are two outbuildings:

- **Guesthouse A** (83 sqm – 893 sqft, 4 bedrooms and 4 bathrooms): four bedrooms with bathroom;
- **Guesthouse B** (73 sqm – 785 sqft, 2 bedrooms and 2 bathrooms): divided into two apartments, each consisting of a living area with kitchenette, bedroom and bathroom.

Also at the service of guests is a small **wellness center** (78 sqm – 839 sqft) with whirlpool tub, showers, gym and Turkish bath.

The property is completed by a former **animal shelter** (25 sqm – 269 sqft), a **warehouse** (94 sqm – 1,011 sqft), a **garage** (60 sqm – 646 sqft) and **various sheds** (286 sqm – 3,077 sqft) that can be used to shelter tools and small vehicles or as outdoor relaxation areas for guests.

EXTERIORS

The buildings are surrounded by a lush **10,000-sqm park** dotted with flowers and tall trees that offer pleasant shaded areas in which to relax on hot summer days. A play area is also available for the little ones, while a fitness trail has been created for adults. At the far end of the park is the **14 x 7 m swimming pool** with a terracotta sunbathing area.

A **helicopter landing area** has been set up a short distance from the buildings, allowing you to reach the property directly from the sky.

On an agricultural level, the property includes a **small vineyard** (1.9 ha, red varieties) and an **olive grove** (0.5 ha) that produces a small quantity of excellent extra-virgin olive oil. The rest of the farm is covered by woodland (1.3 ha) and arable land (0.8 ha).



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