

Ref. 2718 – **CASA LINDEN**www.romolini.co.uk/en/2718

RUSTIC COUNTRY HOUSE WITH POOL FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany**Interiors**
250 sqm**Bedrooms**
3**Bathrooms**
3**Total land**
9,950 sqm**Swimming pool**
10 x 5 m

Enchanting 250-sqm rustic stone house for sale, situated on the edge of a picturesque rural hamlet in the green hills in the municipality of Cortona, one of Tuscany's most charming locations. The property, recently carefully restored, retains all the charm of local traditions, while offering all modern comforts.

SUMMARY OF THE PROPERTY

REFERENCE #: 2718 – CASA LINDEN

TYPE: stone country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 250 square meters (2,690 square feet)

TOTAL ROOMS: 8

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, original details, fireplaces, wooden fixtures, wooden beams, panoramic views, garden, swimming pool

EXTERIOR: 9,950 square meters (2.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 280.97 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Trestina (13km; 15'), Cortona (21km; 40'), Umbertide (25km; 35'), Montone (25km; 35'), Città di Castello (26km; 40'), Tuoro sul Trasimeno (26km; 45'), Passignano sul Trasimeno (32km; 54'), Montepulciano (52km; 1h 15'), Gubbio (57km; 1h 5'), Perugia (62km; 1h 5'), Arezzo (67km; 1h 15'), Siena (89km; 1h 30'), Florence (132km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (59km; 1h), Firenze A. Vespucci (149km; 2h), Bologna G. Marconi (219km; 2h 30'), Roma Ciampino (239km; 2h 45'), Pisa G. Galilei (240km; 2h 55'), Roma Fiumicino (257km; 2h 55')

CASA LINDEN

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Spread over three levels, the house comprises:

- **Lower ground floor:** eat-in kitchen with direct access to the outdoor area, TV room, small office space, service bathroom and storage room;
- **Upper ground floor:** large living room with fireplace, perfect for moments of relaxation and conviviality, two bedrooms and a bathroom;
- **First floor:** master bedroom with an elegant en-suite bathroom.

The property is surrounded by a private garden, which houses a beautiful **10 x 5 m swimming pool**, where you can spend relaxing days.

The house is easily accessible via a paved road, which leads to the village at the top of the hill. From here, you can admire beautiful views of the surrounding countryside and the hills of Tuscany, a true corner of paradise surrounded by greenery.

Basic services (grocery store, bar and restaurant) are only 6 km away, while the larger centers, with a greater commercial and cultural offer, are about 20 km away, easily reached by car.

The house, which perfectly combines tradition and comfort, is ideal for those who want a quiet retreat or a main residence, with an excellent opportunity also as a holiday home. The location, surrounded by greenery but within easy reach of the main services and the historic town of Cortona, also makes it particularly interesting for those seeking a starting point for exploring the beauty of Tuscany.









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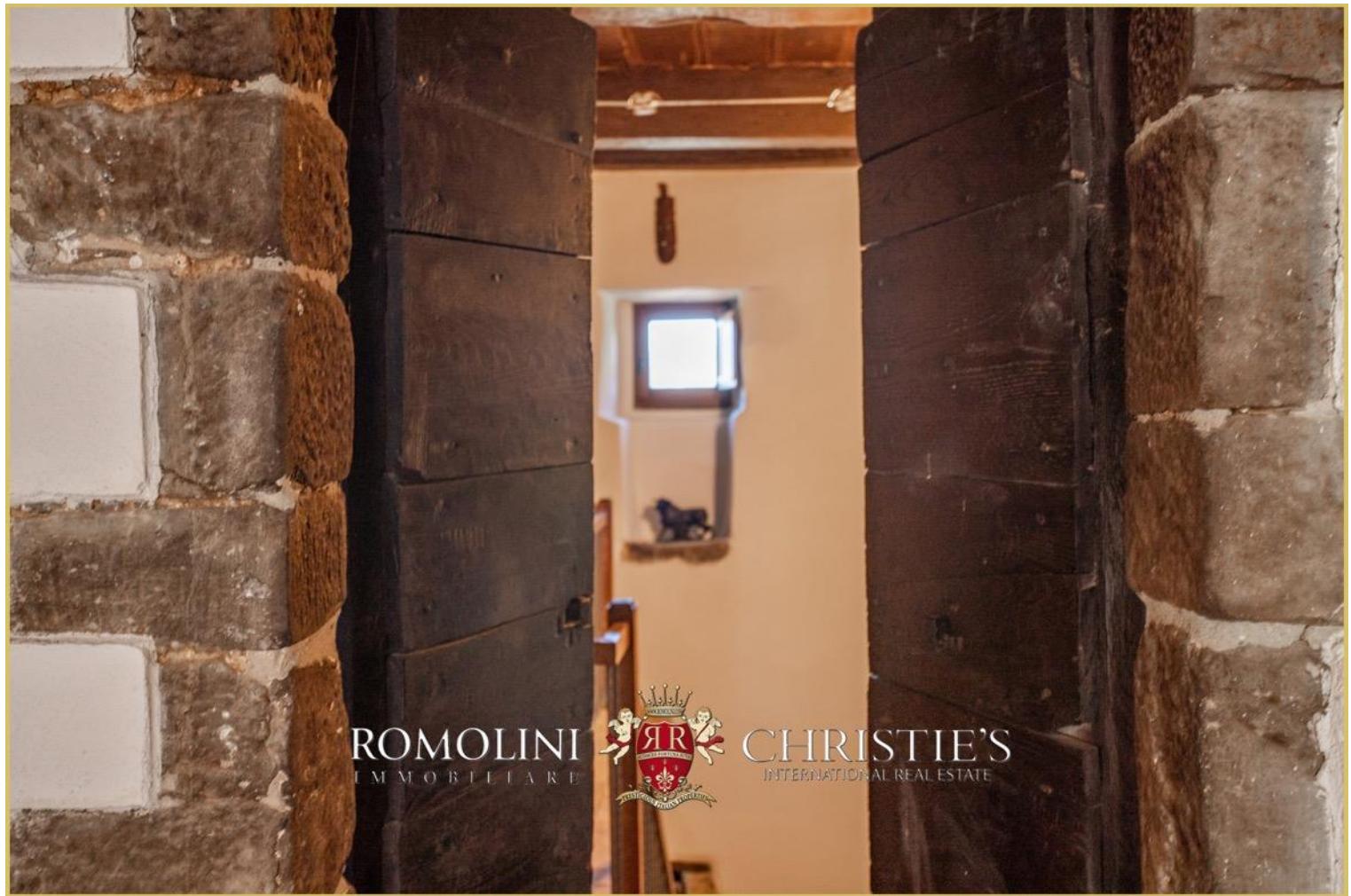


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