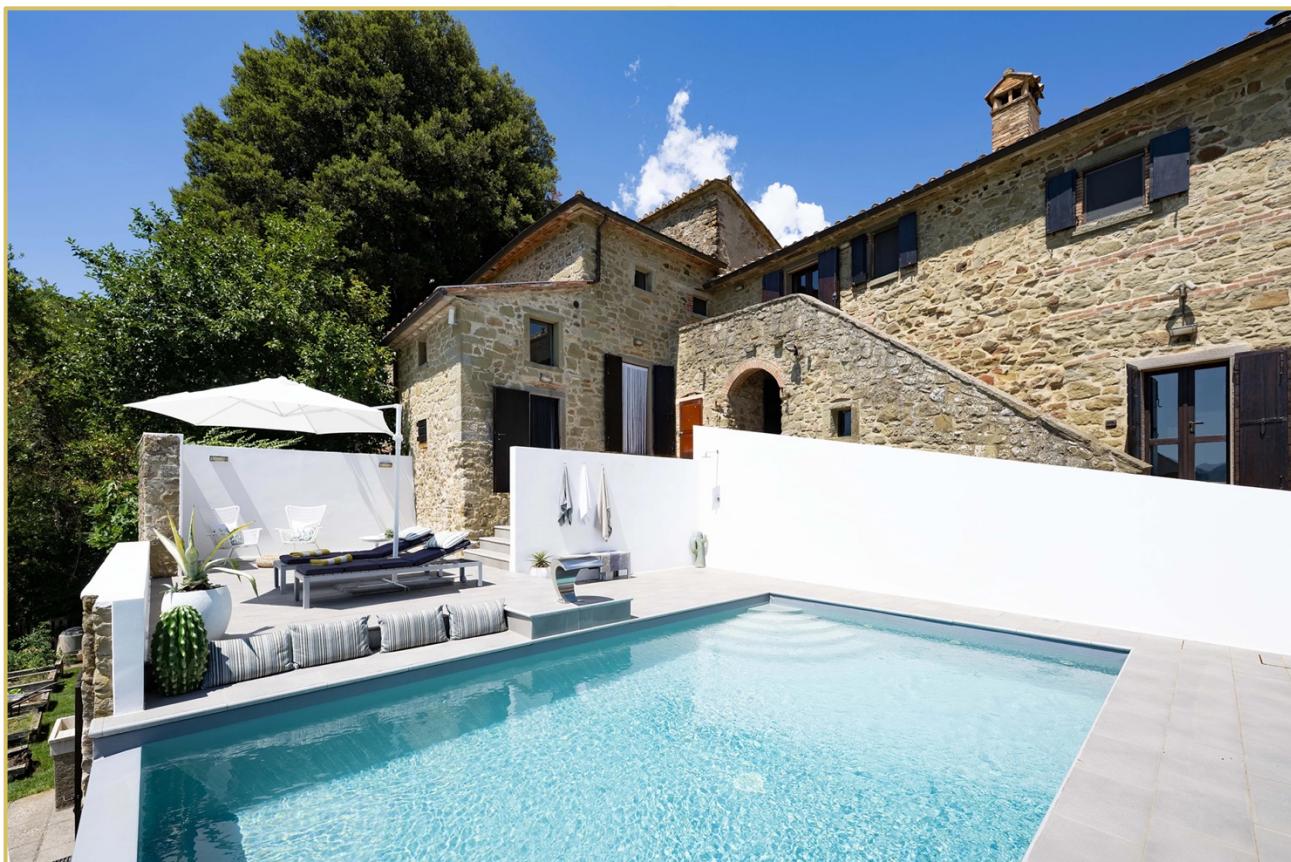


Ref. 2815 – **VILLA ALFIERI**[www.romolini.com/en/2815](http://www.romolini.com/en/2815)

## **RENOVATED COUNTRY HOUSE WITH POOL FOR SALE IN A PANORAMIC POSITION IN CORTONA**

**Cortona – Arezzo – Tuscany****Interiors**  
400 m<sup>2</sup>**Bedrooms**  
4 (up to 6)**Bathrooms**  
6 (up to 7)**Total land**  
715 m<sup>2</sup>**Swimming pool**  
8 × 4.5 m

Immersed in the enveloping tranquility and timeless beauty of the Tuscan countryside, just twenty minutes from the historic Etruscan town of Cortona, this splendid villa is a residence of extraordinary charm, in which architecture, technology and landscape come together in perfect harmony. Surrounded by rolling hills dotted with ancient olive trees, cypresses and oak woods, the house stands in one of the most desirable areas of the area, part of what was in ancient times an important castle defending the road between Città di Castello and Cortona, and offers a perfect balance between visual openness to the landscape and absolute privacy.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2815 – VILLA ALFIERI

**TYPE:** country house

**CONDITIONS:** restored (2010)

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 400 square meters (4,304 square feet)

**TOTAL ROOMS:** 11

**BEDROOMS:** 4 (up to 6)

**BATHROOMS:** 6 (up to 7)

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, parquet and polished concrete flooring, original fireplaces, *pietra serena* staircase, chestnut windows with double glazing, porch, panoramic garden, Infinity pool

**EXTERIOR:** 715 square meters (7,693 square feet)

**GARDEN:** yes, well maintained and panoramic

**SWIMMING POOL:** 8 × 4.5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well (80 m)

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** under the floor + stoves

## CLOSEST CITIES AND TOWNS

Closest services (10km; 15'), Cortona (15km; 25'), Trestina (20km; 20'), Città di Castello (30km; 35'), Arezzo (36km; 45'), Lago Trasimeno (40km; 55'), Umbertide (45km; 40'), Perugia (65km; 1h), Pienza (66km; 1h 15'), 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'), Ancona R. Sanzio (167km; 2h), Pisa G. Galilei (196km; 2h 40'), Bologna G. Marconi (210km; 2h 30'), Roma Ciampino (245km; 3h), Roma Fiumicino (253km; 3h')

## VILLA ALFIERI

Nestled among the rolling **Tuscan hills**, this splendid **17<sup>th</sup>-century farmhouse**, once part of the castle farm, has been entirely renovated with high-level interventions that successfully combine historic charm with modern comfort.

The property covers approximately 400 m<sup>2</sup> and can accommodate up to ten guests, distributed in four bedrooms with en-suite bathrooms and a large studio that can be converted into two additional rooms with shared bathrooms.

The interior includes four bathrooms, a double living room on two levels connected by an elegant interior staircase, and a bright modern kitchen with direct access to the pool terrace. Outside, a charming gazebo provides the ideal space for outdoor dining.

The finely manicured **private garden** measures about 715 m<sup>2</sup>. In a panoramic position, the salt-water **8.5 x 4 m infinity pool** provides an oasis of relaxation with spectacular views of the valley. The property is served by an 80-meter-deep well, equipped with a filtration system for drinking water. It also has a small garage, private outdoor parking and a parking space directly inside the garden driveway.

The house has independent heating system for each floor: underfloor heating on the ground floor, where there is also a thermo-fireplace, and radiators on the upper floor. There is also provision for a wood-burning stove or boiler.

The location is private but not isolated, with the beautiful town of **Cortona** reachable in just 25 minutes and all the main services about 15 minutes by car.

A perfect abode, ideal as a charming private residence or as a prestigious vacation home, with excellent potential for high-end tourist rentals.



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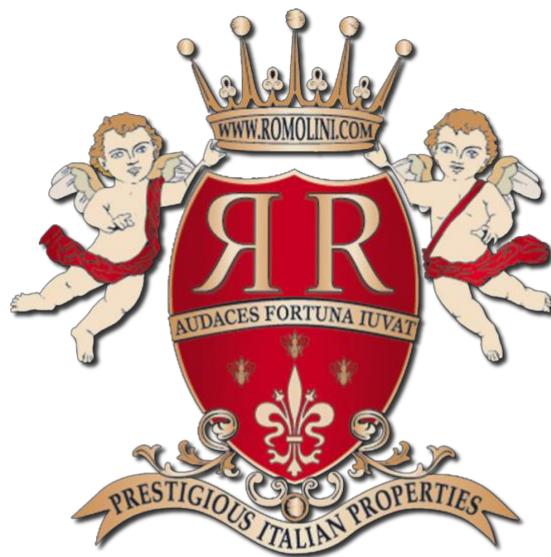
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