

Ref. 2883 – **CORTONA RETREAT**www.romolini.com/en/2883

LUXURY BOUTIQUE HOTEL WITH WELLNESS CENTER FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany**Interiors**
1,307 m²**Bedrooms**
10**Bathrooms**
11**Total land**
1.2 ha**Swimming pool**
10 × 5 m

Within a small hamlet in the countryside of Cortona, on the border between Tuscany and Umbria, luxury boutique hotel for sale. Next to the villa is what was once a silk factory in the 19th century. The building has now been converted into a beautiful venue for events, a yoga center, and a wellness area. The buildings are surrounded by a 3,700 m² terraced garden with a 10 × 5 m swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2883 – CORTONA RETREAT

TYPE: boutique hotel

CONDITIONS: restored, luxury finishes

LOCATION: hilly, very panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 1,307 square meters (14,063 square feet)

TOTAL ROOMS: 23

BEDROOMS: 10

BATHROOMS: 11

ANNEXES: former silk factory

MAIN FEATURES: stone and brick walls, vaulted ceilings, wooden beams, terracotta, stone and parquet flooring, frescoes, original fireplaces, wellness center, yoga room, restaurant, garden, summer kitchen, swimming pool, parking area

EXTERIOR: 1.2 hectares (3.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG + firewood

ENERGY CERTIFICATE:  (EP_{gl, nren} = 87.32 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Tuoro sul Trasimeno (15km; 20'), Umbertide (19km; 20'), Cortona (23km; 25'), Castiglion Fiorentino (34km; 40'), Città di Castello (36km; 30'), Perugia (41km; 50'), Arezzo (51km; 1h), Montepulciano (58km; 1h), Pienza (64km; 1h 10'), Montalcino (85km; 1h 30'), Siena (93km; 1h 20'), Florence (143km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (51km; 45'), Ancona R. Sanzio (153km; 1h 50'), Firenze A. Vespucci (154km; 1h 55'), Pisa G. Galilei (214km; 2h 35'), Bologna G. Marconi (224km; 2h 45'), Roma Ciampino (236km; 2h 45'), Roma Fiumicino (250km; 2h 40')

CORTONA RETREAT

Within a small hamlet in the countryside of **Cortona**, on the border between **Tuscany** and **Umbria**, **luxury boutique hotel** with **yoga/wellness center** for sale. The property's location is extremely convenient, accessible via a short white road (1 km), and for daily needs the small village nearby has everything you need, including an elementary school. However, the historic centers of Cortona and Umbertide are about 20' drive away.

The property is also ideal as a *destination wedding* venue, a sector in which it has enjoyed great success thanks to its spacious interior areas for events and guest rooms.

The **manor house** (467 m² – 5,025 ft², 10 bedrooms and 8 bathrooms) dates in its original layout to the 13th century, later modified in the 16th century when it attained its present appearance. The building has been entirely renovated while maintaining its original features and has been converted into a beautiful boutique hotel with 10 bedrooms and 8 bathrooms.

Next to the villa is what was a **factory** (840 m² – 9,038 ft², 3 bathrooms) in the 19th century for the production and processing of silk. The building has now been converted into a beautiful event venue on the ground floor, where there is a large hall with columns used as a restaurant and a reading room where you can relax in peace. Also on the ground floor are the kitchen and service bathrooms. On the first floor, on the other hand, are two large rooms with 8-m high ceilings that are used for yoga and meditation classes.

Descending instead into the basement, one reaches the newly built wellness center, partially dug into the rock, where there is a travertine mosaic pool with whirlpool, a stone-clad steam room, a pine wood sauna with chromotherapy, and a massage room overlooking the forest.

The buildings are surrounded by a **3,700-m² terraced garden** with views of the surrounding hills. Descending a stone staircase leads to a terrace with olive trees surrounding the **10 × 5 m swimming pool** with terracotta sunbathing area. A summer kitchen with a service bathroom was then created next to the former factory.

At the back of the buildings, on the other hand, there is a **gravel parking area** and a small portion of forest (8,000 m²) with plants typical of the area.







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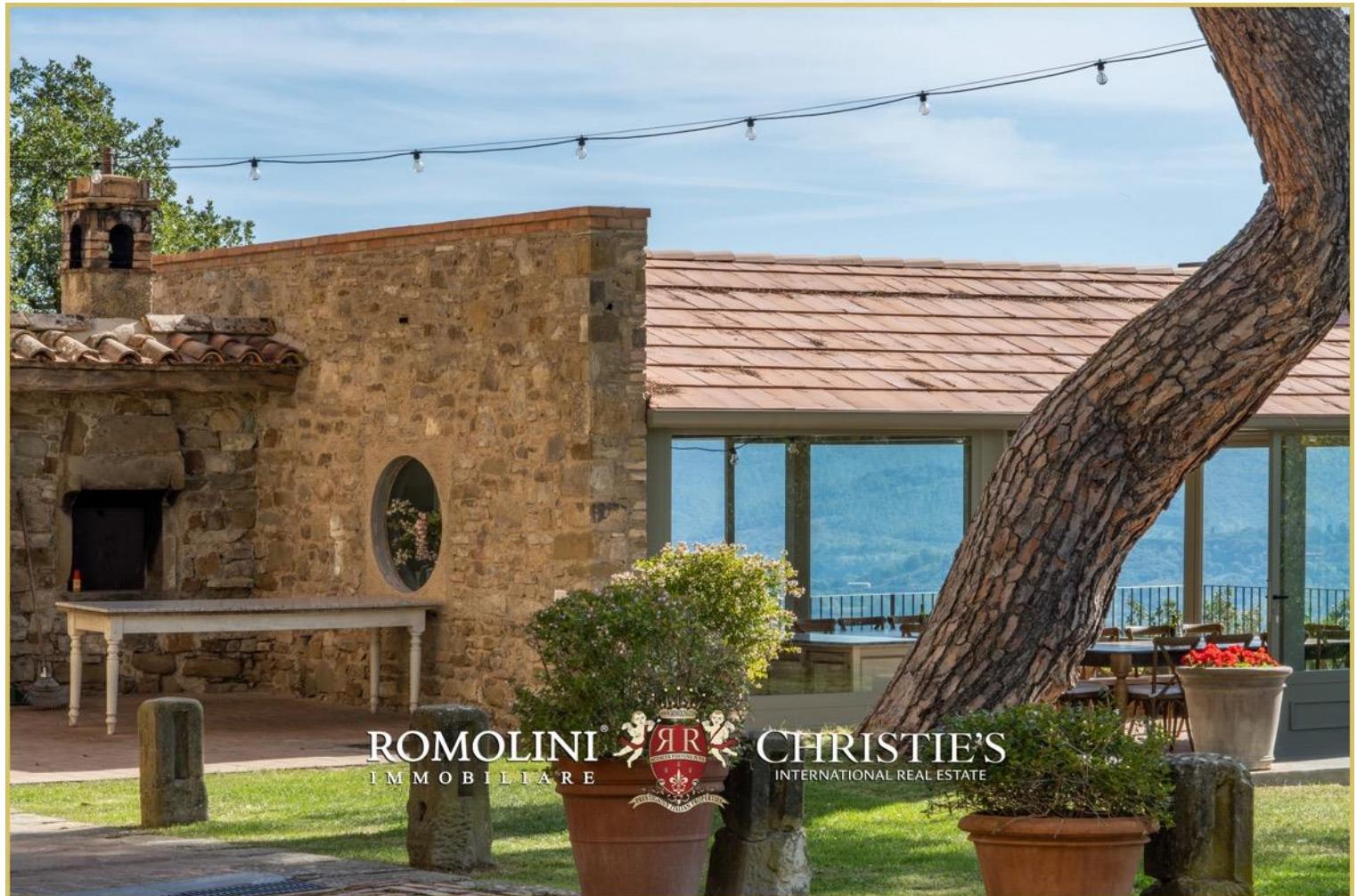
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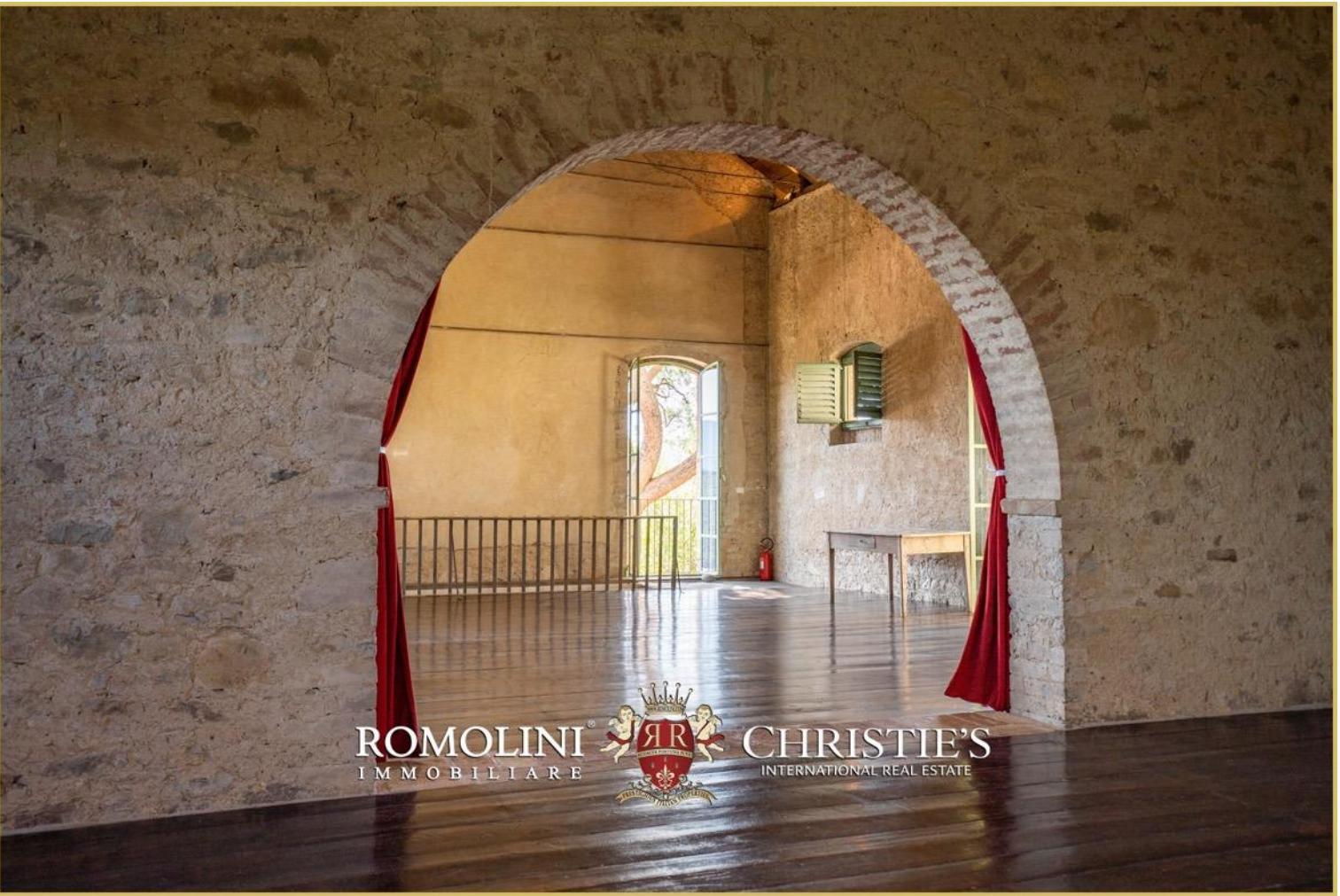
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