

## CHARMING RESTORED TOWNHOUSE FOR SALE IN THE HISTORICAL CENTER OF CORTONA

Cortona – Arezzo – Tuscany



**Interiors**  
207 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
4

In the heart of the medieval town of **Cortona**, along a very scenic alley, **rustic townhouse** for sale. The house (207 m<sup>2</sup> – 2,227 ft<sup>2</sup>) is on three floors, and the internal distribution would also allow the building to be divided into three separate units for rent.

- **Ground floor:** eat-in kitchen, dining room, bedroom and bathroom;
- **First floor:** living/dining room with open brick kitchen, bedroom and bathroom;
- **Second floor:** living/dining room, kitchen, two bedrooms and two bathrooms.

The rooms all feature finishes in keeping with the rustic style of the building and include original elements such as a stone stoup, fireplaces, wooden beams and exposed stone walls.

From some of the windows of the house there are breathtaking views spanning from the rooftops of the village to the countryside surrounding Cortona.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2909 – CASA ICARO

**TYPE:** townhouse

**CONDITIONS:** excellent condition, renovated

**LOCATION:** historic center

**ACCESS:** local road

**INTERIORS:** 207 square meters (2,227 square feet)

**TOTAL ROOMS:** 9

**BEDROOMS:** 4

**BATHROOMS:** 4

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, wooden fixture, original fireplaces, stone stoup, masonry kitchen

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 133.90 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (200m; 1'), Castiglion Fiorentino (12km; 15'), Passignano sul Trasimeno (20km; 25'), Arezzo (29km; 40'), Montepulciano (35km; 45'), Perugia (50km; 48'), Montalcino (64km; 1h 10'), Assisi (74km; 1h 5'), Siena (73km; 1h 5'), Todi (90km; 1h 15'), Orvieto (94km; 1h 15'), Gubbio (100km; 1h 15'), San Gimignano (108km; 1h 45'), Florence (122km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (57km; 50'), Firenze A. Vespucci (134km; 1h 30'), Bologna G. Marconi (216km; 2h 25'), Roma Ciampino (217km; 2h 20'), Roma Fiumicino (231km; 2h 20')









ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)