

## RUSTIC COUNTRY HOUSE TO BE RESTORED FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



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

**Bedrooms**  
2

**Bathrooms**  
1

**Total land**  
280 m<sup>2</sup>

On the hills between **Tuscany** and **Umbria**, not far from **Cortona** and **Lake Trasimeno**, a **rustic stone house** for sale to be renovated. The property (70 m<sup>2</sup>, dating back to the mid-1700s) is a typical Tuscan-style stone farmhouse and spans two levels for a total of five rooms: these still retain much of their original features (stone floors on the ground floor, fireplace on the first floor...) and during renovations a new layout of the spaces could also be decided. On the roof of the building, there is a beautiful **panoramic terrace** (15 m<sup>2</sup>) with a view of the countryside, while the building has a **small plot of land** (about 280 m<sup>2</sup>) for outdoor relaxing moments.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2984 – RUSTICO PIERLE

**TYPE:** rustic house

**CONDITIONS:** to be restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (2.5 km)

**INTERIORS:** 70 square meters (753 square feet)

**TOTAL ROOMS:** 4

**BEDROOMS:** up to 2

**BATHROOMS:** 1

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, original fireplace, graniglia and terracotta flooring, wooden beams, panoramic terrace, garden

**EXTERIOR:** 280 square meters (3,013 square feet)

**GARDEN:** to be landscaped

**SWIMMING POOL:** no

**ELECTRICITY:** to be connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 231.68 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Closest services (7km; 15'), Tuoro sul Trasimeno (19km; 30'), Cortona (21km; 35'), Passignano sul Trasimeno (25km; 40'), Magione (28km; 45'), Umbertide (28km; 40'), Città di Castello (44km; 50'), Perugia (47km; 1h), Montepulciano (49km; 1h), Pienza (67km; 1h 25'), Florence (141km; 2h 15')

## CLOSEST AIRPORTS

Perugia San Francesco (59km; 1h), Firenze A. Vespucci (152km; 2h), Pisa G. Galilei (212km; 2h 45'), Bologna G. Marconi (233km; 2h 55'), Roma Ciampino (235km; 3h 10'), Roma Fiumicino (248km; 3h)



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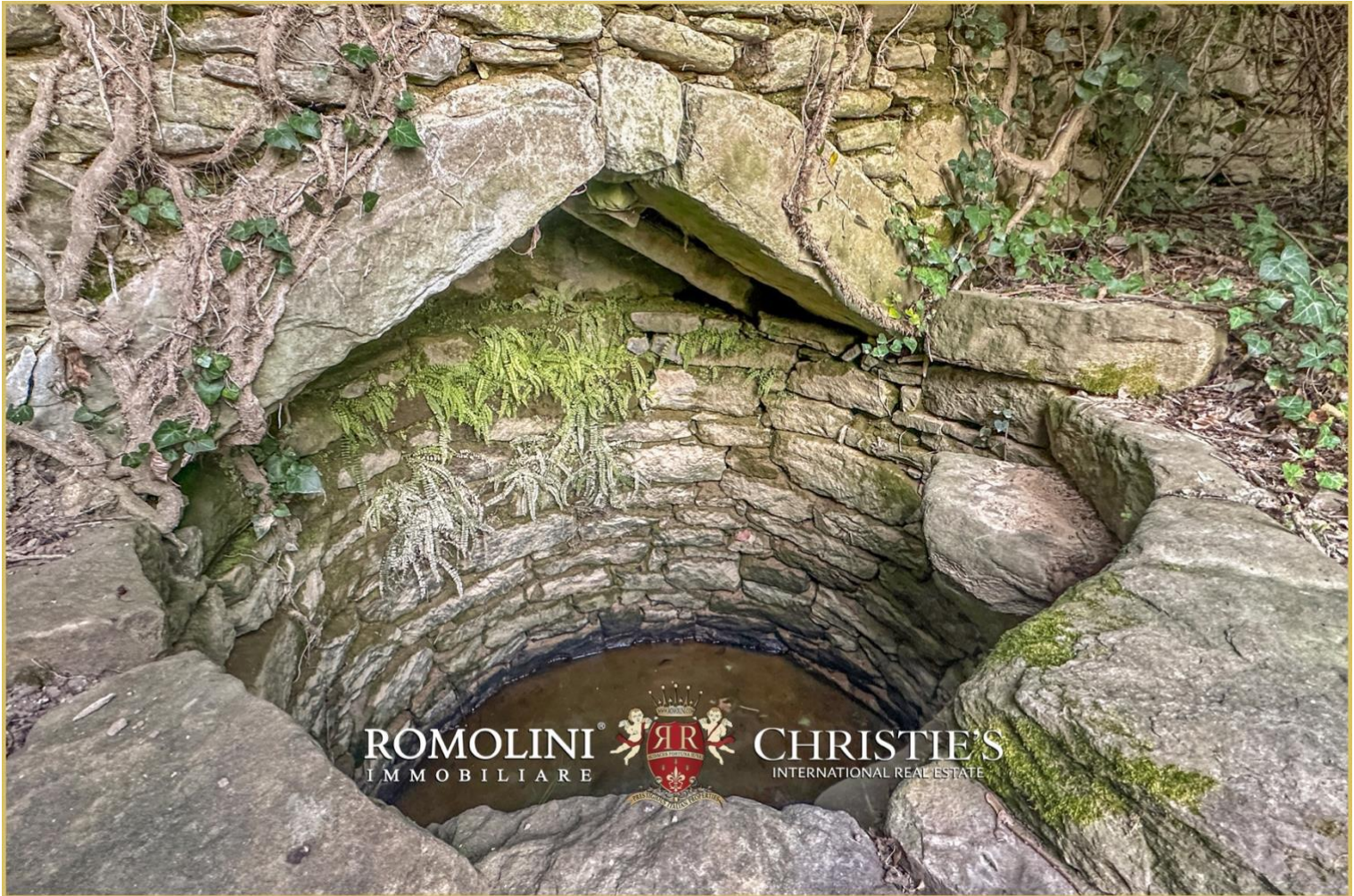
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