

Ref. 3023 – **VILLA LUSSO CORTONA**

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LUXURY VILLA WITH VINEYARDS AND OLIVE GROVE FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



Interiors
1,710 m²

Bedrooms
10

Bathrooms
15

Swimming pool
15 × 4.8 m

Total land
5.0 ha

Vineyards
1.0 ha

Olive grove
200 trees

Situated among the rolling hills surrounding Cortona, in one of the most iconic landscapes of the Val di Chiana, this prestigious estate combines the charm of the Tuscan countryside with the comfort of a contemporary residence, set in a context of complete privacy and remarkable scenic beauty. The property enjoys an elevated position, offering sweeping views over the vineyards, olive groves and surrounding mountains, creating breathtaking scenery throughout every season.

SUMMARY OF THE PROPERTY

REFERENCE #: 3023 – VILLA LUSSO CORTONA

TYPE: manorial villa

CONDITION: new construction

LOCATION: open and sunny

ACCESS: unpaved road

INTERIORS: 1,710 square meters (18,400 square feet)

TOTAL ROOMS: 52

BEDROOMS: 10

BATHROOMS: 15

ANNEXES: guest house, pool house, tasting room

MAIN FEATURES: vaulted ceilings, stone columns, marble and parquet flooring, fireplace, porches, gym, elevator, illuminated driveway, alarm system, air conditioning, garage, garden, irrigation system, vineyard, olive trees

EXTERIOR: 5.0 hectares (12.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 4,8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 85.91 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (1 km; 5'), Camucia (8 km; 10'), Cortona (10 km; 15'), Castiglion Fiorentino (18 km; 20'), Foiano della Chiana (20 km; 25'), Sinalunga (30 km; 35'), Monte San Savino (30 km; 35'), Arezzo (30 km; 35'), Lucignano (25 km; 30'), Castiglione del Lago (35 km; 35'), Montepulciano (40 km; 45'), Città di Castello (55 km; 55'), Pienza (55 km; 1h), Perugia (65 km; 1h), Montalcino (75 km; 1h 15'), Siena (80 km; 1h 15'), Assisi (90 km; 1h 20'), Gubbio (90 km; 1h 25'), Spello (90 km; 1h 20'), San Gimignano (120 km; 1h 40'), Florence (115 km; 1h 30'), Orvieto (95 km; 1h 20'), Todi (105 km; 1h 30'), Volterra (125 km; 1h 50'), Rome (200 km; 2h 20'), Bologna (200 km; 2h 20'), Pisa (190 km; 2h 20'), Lucca (185 km; 2h 15')

CLOSEST AIRPORTS

Perugia San Francesco (60 km; 1h), Firenze A. Vespucci (120 km; 1h 30'), Roma Fiumicino (215 km; 2h 30'), Roma Ciampino (200 km; 2h 20'), Pisa G. Galilei (190 km; 2h 20'), Bologna G. Marconi (195 km; 2h 20'), Ancona R. Sanzio (155 km; 2h)

VILLA LUSSO CORTONA

Situated among the rolling hills surrounding Cortona, in one of the most iconic landscapes of the **Val di Chiana**, this prestigious estate combines the charm of the Tuscan countryside with the comfort of a contemporary residence, set in a context of **complete privacy** and **remarkable scenic beauty**. The property enjoys an **elevated position**, offering sweeping views over the **vineyards, olive groves and surrounding mountains**, creating breathtaking scenery throughout every season.

A property that combines the charm of Tuscan tradition with contemporary comfort, ideal as an **exclusive private residence** or as a **prestigious estate dedicated to hospitality and wine production**.

The property is located just a few minutes from the **historic centre of Cortona**, while the renowned destinations of the **Val di Chiana**, the **Val d'Orcia** and **Lake Trasimeno** are all within easy reach.

DESCRIPTION OF THE BUILDINGS

Entirely rebuilt with meticulous attention to detail, the **manorial villa** (1,125 m² – 12,105 ft²) reinterprets traditional Tuscan architecture in a contemporary style. **Vaulted ceilings, stone columns, marble and parquet floors**, fine furnishings and bespoke finishes create elegant, light-filled interiors designed to provide every modern comfort while preserving the authentic character of the residence.

Arranged over three floors and served by an **elevator**, the villa features spacious reception rooms, elegant living areas designed for entertaining, a fully equipped kitchen with direct access to the outdoor spaces and a sleeping area comprising **refined suites with en-suite bathrooms**. The lower ground floor completes the property with a **TV room, gym, wine cellar**, utility rooms, laundry room and a self-contained apartment for staff.

Overlooking the swimming pool and the surrounding countryside, the **guesthouse** (250 m² – 2,690 ft²) offers independent, well-organized accommodation, ideal for hosting family and guests in complete privacy.

Serving the agricultural estate is a **building dedicated to wine production** (105 m² – 1,130 ft²), designed to accommodate every stage of the winemaking process, ageing areas and spaces dedicated to **wine tastings and hospitality**. Below the building is a generous **garage** (105 m² – 1,130 ft²) capable of accommodating several cars.

A further **independent building** (110 m² – 1,184 ft²) completes the complex with a **tasting room**, office and an apartment on the upper floor.

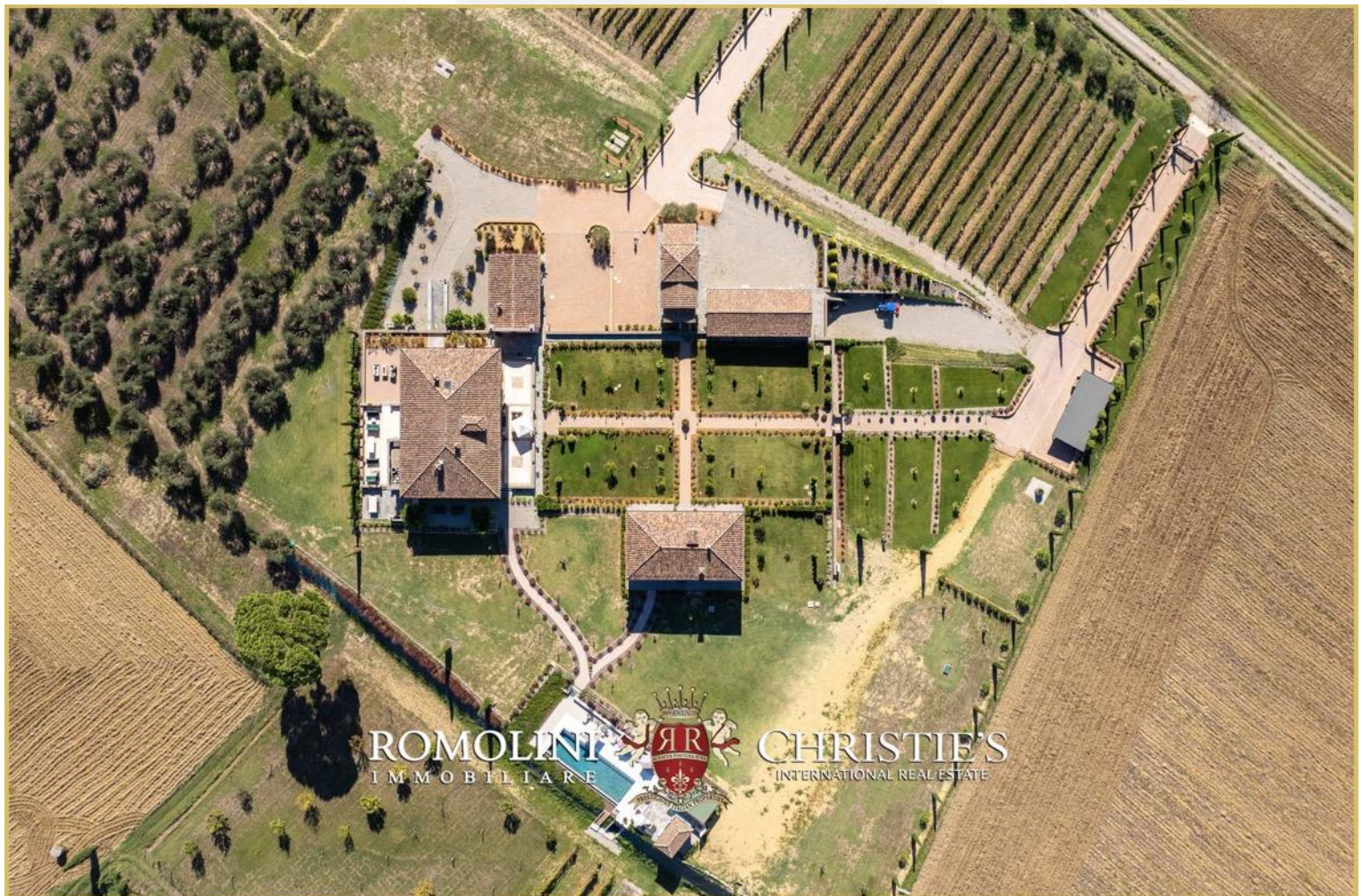
EXTERIOR

The estate is surrounded by a **beautifully landscaped park**, where brick pathways, cypress trees, sculpted hedges and formal gardens frame the buildings, creating an atmosphere of elegance and harmony.

The **saltwater infinity 15 × 4.8 m swimming pool**, finished in **travertine** and enhanced by a spacious pergola and a **pool house** (15 m² – 161 ft²) with kitchenette and bathroom, is one of the property's most distinctive features, perfectly integrated into the surrounding landscape.

The grounds include an **approximately one-hectare vineyard**, planted in **2019** with **five different grape varieties**, and **more than 200 productive olive trees**, confirming the estate's natural agricultural vocation while offering excellent potential for high-quality production.





















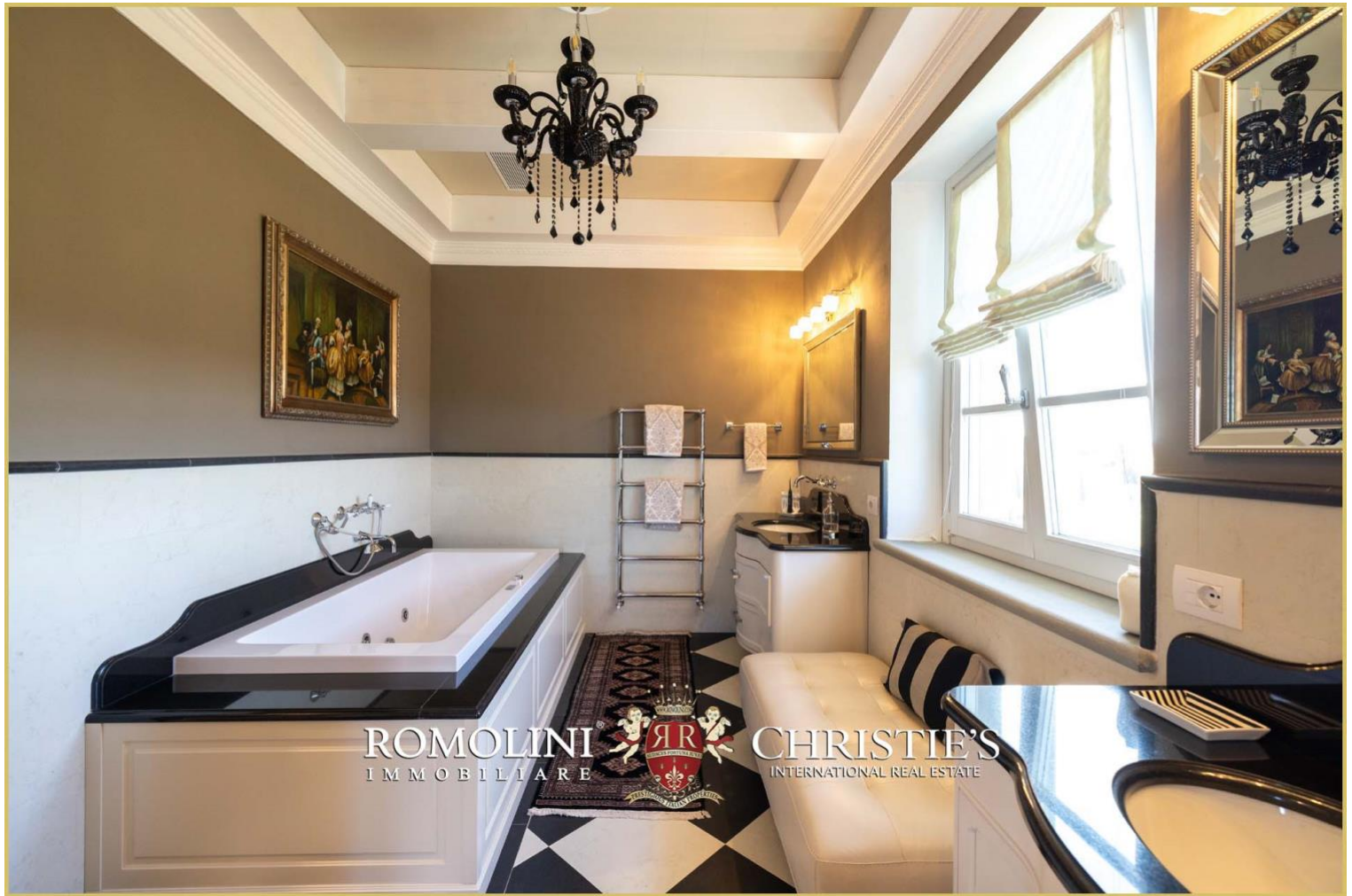
















































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