

Ref. 3057 – **CASALE SAN LEONE**

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RESTORED RUSTIC COUNTRY HOUSE FOR SALE IN CORTONA, BETWEEN TUSCANY AND UMBRIA

Cortona – Arezzo – Tuscany



Interiors
220 m²

Bedrooms
3

Bathrooms
2

Total land
13.8 ha

In an extremely private and panoramic position between Cortona and Città di Castello, on the border between Tuscany and Umbria, rustic farmhouse with 13.8 hectares of land is for sale. The residence (220 m² – 2,367 ft²) has been completely renovated and is spread over three floors with a configuration that allows the building to be used as a single house or as two independent housing units. The building is surrounded by a terraced garden of 1,100 m², well maintained and very suitable for a swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 3057 – CASALE SAN LEONE

TYPE: rustic country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 220 square meters (2,367 square feet)

TOTAL ROOMS: 10

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, original fireplace, old oven, garden, very private position

EXTERIOR: 13.8 hectares (34.1 acres)

GARDEN: yes, around the house

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (6km; 15'), Trestina (13km; 15'), Cortona (21km; 40'), Umbertide (25km; 35'), Montone (25km; 35'), Città di Castello (26km; 40'), Tuoro sul Trasimeno (26km; 45'), Passignano sul Trasimeno (32km; 54'), Montepulciano (52km; 1h 15'), Gubbio (57km; 1h 5'), Perugia (62km; 1h 5'), Arezzo (67km; 1h 15'), Siena (89km; 1h 30'), Florence (132km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (59km; 1h), Firenze A. Vespucci (149km; 2h), Bologna G. Marconi (219km; 2h 30'), Roma Ciampino (239km; 2h 45'), Pisa G. Galilei (240km; 2h 55'), Roma Fiumicino (257km; 2h 55')

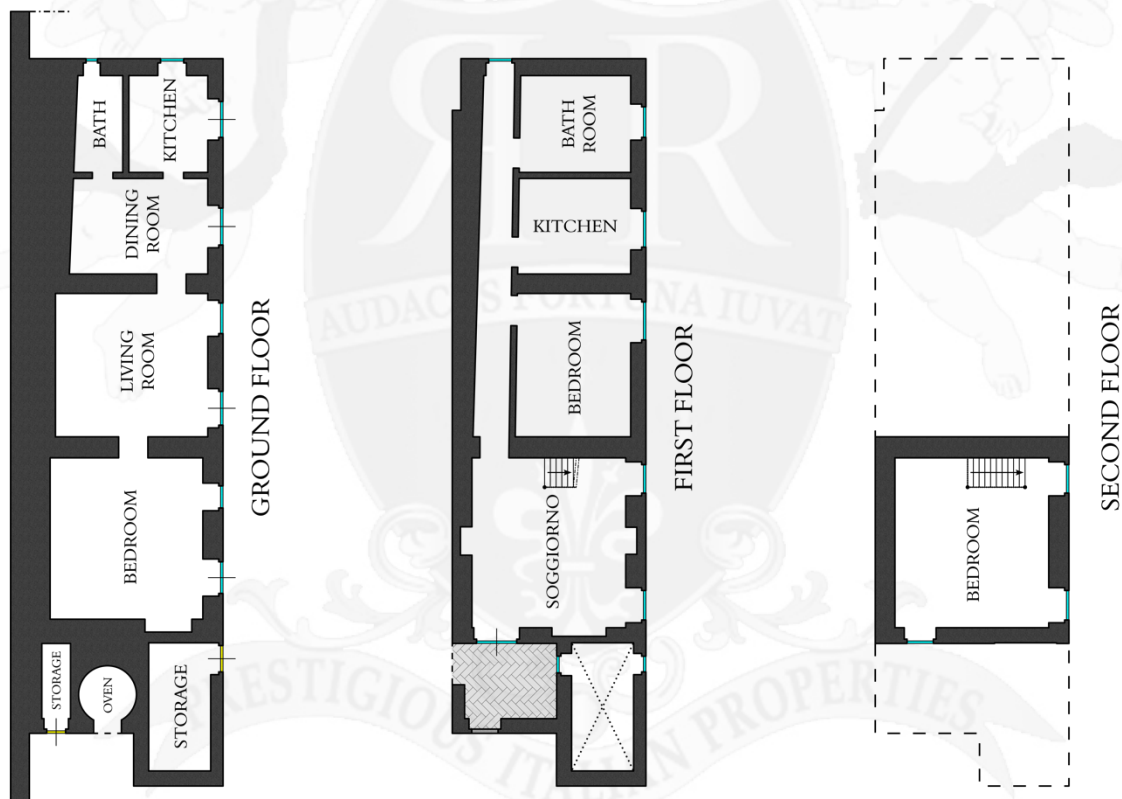
CASALE SAN LEONE

In an extremely private and panoramic position between **Cortona** and **Città di Castello**, on the border between **Tuscany** and **Umbria**, rustic **farmhouse** with 13.8 hectares of land is for sale. The residence (220 m² – 2,367 ft²) has been completely renovated and is spread over three floors with a configuration that allows the building to be used as a single house or as two independent housing units:

- **Ground floor:** living room, dining room, kitchen, bedroom, bathroom, and two storerooms;
- **First floor:** living room, kitchen, bedroom, and bathroom;
- **Second floor:** bedroom.

The building is surrounded by a **terraced garden of 1,100 m²**, well maintained and very suitable for a swimming pool. The rest of the land (13.7 ha) is entirely covered by woods that ensure great privacy and offer interesting opportunities for walks and outings in nature.

A small nearby town (about 10 minutes by car) offers services for daily needs (bar, grocery, pizzeria, post office), while for more specific needs, it is enough to reach Cortona or Città di Castello (about half an hour by car), where schools, banks, and hospitals are available.











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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com