

Ref. 3108 – **DIMORA CORTONA**

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LUXURY DWELLING FOR SALE IN THE HISTORIC CENTER OF CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



Interiors
229 m²

Bedrooms
3

Bathrooms
3

In the heart of Cortona, located at the end of the famous main street, nestled between history and the architecture of one of the most charming towns in Tuscany, prestigious 229-m² apartment for sale, located inside a noble historic building. The location is simply ideal: it combines the convenience and charm of living in the city center with the rarity of a panoramic view unmatched, with a spectacular view that extends from the gentle Tuscan hills to the waters of Lake Trasimeno.

SUMMARY OF THE PROPERTY

REFERENCE #: 3108 – DIMORA CORTONA

TYPE: apartment

CONDITIONS: restored, luxury finishes

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 229 square meters (2,464 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, vaulted ceilings, frescoed walls, stone fireplaces, cellar, furniture included in the price

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Camucia (5 km; 10'), Castiglion Fiorentino (14 km; 20'), Montepulciano (30 km; 35'), Arezzo (30 km; 35'), Foiano della Chiana (30 km; 35'), Sinalunga (35 km; 40'), Tuoro sul Trasimeno (35 km; 40'), Lucignano (35 km; 40'), Chianciano Terme (40 km; 45'), Pienza (45 km; 55'), Castiglione del Lago (45 km; 50'), Perugia (55 km; 50'), Città di Castello (65 km; 1h 10'), Siena (75 km; 1h 15'), Montalcino (70 km; 1h 15'), Assisi (75 km; 1h 15'), Sansepolcro (75 km; 1h 20'), Gubbio (90 km; 1h 25'), Orvieto (100 km; 1h 20'), Florence (105 km; 1h 25'), Viterbo (145 km; 1h 50'), San Gimignano (145 km; 1h 50'), Lucca (180 km; 2h 15'), Pisa (175 km; 2h 10'), Bologna (200 km; 2h 25'), Rome (215 km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (59 km; 45'), Firenze A. Vespucci (101 km; 1h 25'), Rome Ciampino (220 km; 2h 25'), Roma Fiumicino (229 km; 2h 20'), Pisa G. Galilei (175 km; 2h 10'), Bologna G. Marconi (200 km; 2h 25')

DIMORA CORTONA

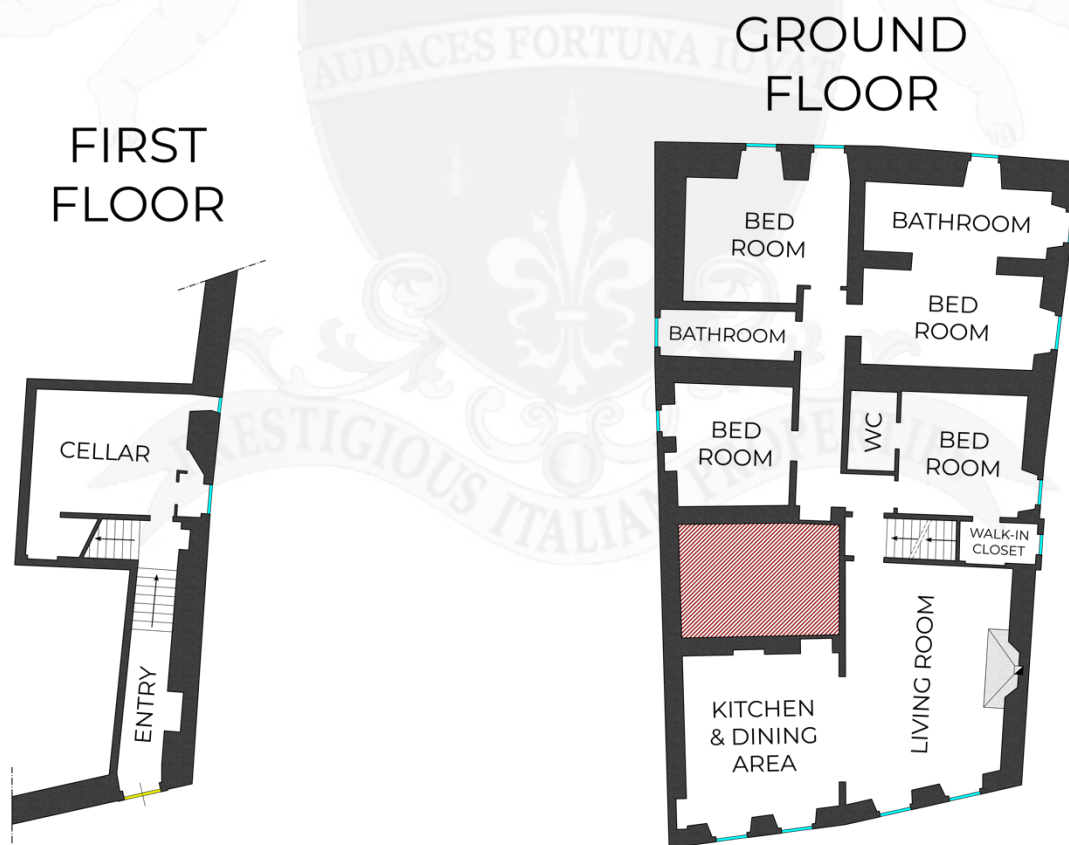
In the heart of **Cortona**, located at the **end of the famous main street**, nestled between history and the architecture of one of the most charming towns in **Tuscany**, prestigious 229-m² **apartment** for sale, located inside a noble **historic building**. The location is simply ideal: it combines the convenience and charm of living in the city center with the rarity of a panoramic view unmatched, with a spectacular view that extends from the gentle Tuscan hills to the waters of **Lake Trasimeno**.

Characterized by a discreet **independent entrance**, the residence has been carefully restored with a conservation-oriented approach that masterfully **restored the valuable period frescoes**, beautifully framed by coffered ceilings with exposed beams and warm original terracotta floors. To guarantee maximum thermal and acoustic comfort without altering the harmony and historical elegance of the structure, **wooden windows with double glazing** have been installed.

The apartment opens onto a magnificent monumental living room with a functioning period fireplace, the jewel of the property, complemented by a dining area, a modern designer kitchen perfectly integrated with a wine cellar, an updated home automation system, and an elegant private study.

The sleeping area offers maximum privacy and consists of two spacious bedrooms, each with an en-suite bathroom finished in marble, as well as an additional room and a courtesy bathroom.

The invaluable historical value of the residence combines with the most advanced standards of technology and security: the property is equipped with a **home automation system**, **air conditioning** in all rooms, and a **fire prevention system**. The residence is **sold with the refined furnishings included** in the price, making it an exclusive "turnkey" solution, ideal as both a main elite residence and a prestigious representative residence in the heart of Tuscany.























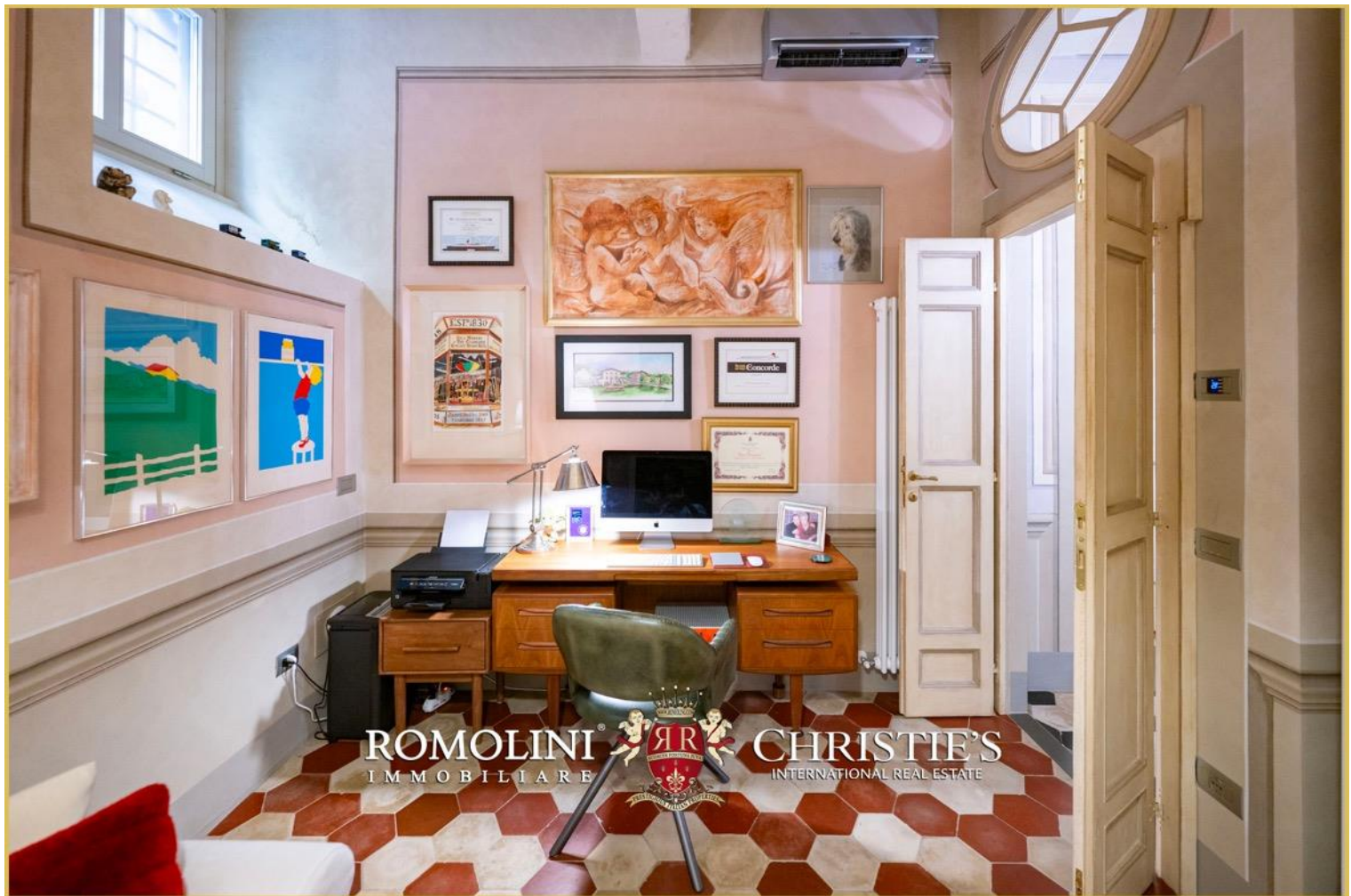








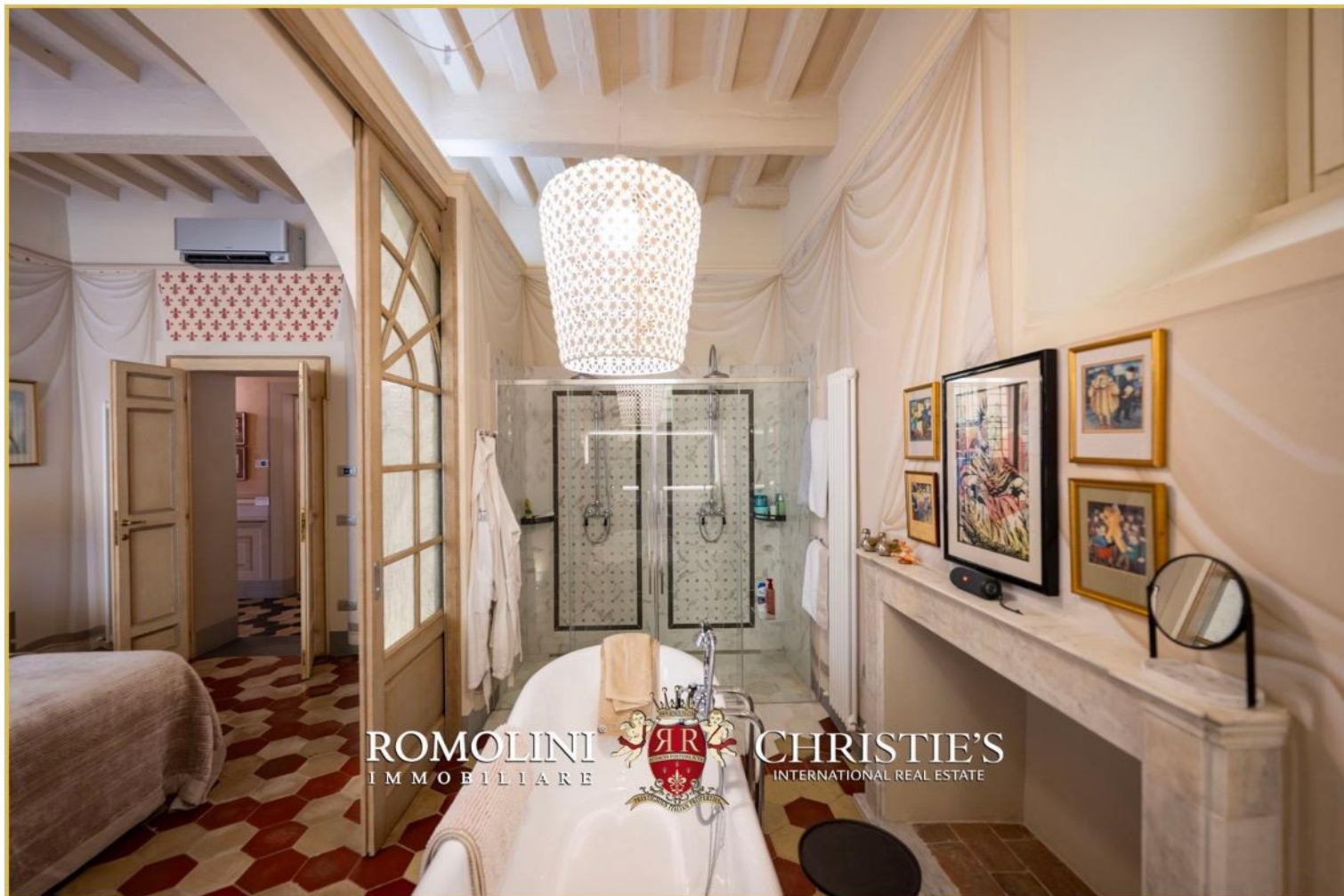


















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