

Ref. 3130 – **RUSTICO CORTONA**

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RUSTIC FARMHOUSE TO BE RESTORED FOR SALE IN CORTONA, BETWEEN TUSCANY AND UMBRIA

Cortona – Arezzo – Tuscany



Interiors
578 m²

Bedrooms
Up to 4

Bathrooms
Up to 4

Total land
1.7 ha

Not far from Cortona and Città di Castello, on the border between Tuscany and Umbria, rustic farmhouse in need of renovation with an outbuilding for sale. The building is a typical Tuscan country house (450 m²) on two floors that could accommodate up to four bedrooms with a redesign of the layout. The outbuilding is the former animal stable (128 m²), which could potentially be converted for residential use. The 1.7 ha of land surrounding the buildings is perfect for a garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 3130 – RUSTICO CORTONA

TYPE: country house

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 578 square meters (6,219 square feet)

TOTAL ROOMS: 10

BEDROOMS: up to 4

BATHROOMS: up to 4

ANNEXES: barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, original fireplace, agricultural land

EXTERIOR: 1.7 hectares (4.1 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Cortona (18 km; 30'), Città di Castello (30 km; 40'), Umbertide (35 km; 45'), Tuoro sul Trasimeno (40 km; 50'), Castiglione del Lago (45 km; 55'), Arezzo (50 km; 1h), Passignano sul Trasimeno (45 km; 55'), Montepulciano (60 km; 1h 10'), Gubbio (65 km; 1h 15'), Perugia (70 km; 1h 15'), Foiano della Chiana (70 km; 1h 15'), Castiglion Fiorentino (45 km; 55'), Sansepolcro (55 km; 1h 5'), Pienza (75 km; 1h 25'), Assisi (90 km; 1h 35'), Spello (100 km; 1h 40'), Siena (115 km; 1h 50'), Orvieto (120 km; 1h 50'), Florence (130 km; 1h 55'), Spoleto (135 km; 2h), Todi (100 km; 1h 40'), Rome (225 km; 2h 40'), Bologna (200 km; 2h 35')

CLOSEST AIRPORTS

Perugia San Francesco (80 km; 1h 20'), Firenze A. Vespucci (130 km; 1h 55'), Bologna G. Marconi (200 km; 2h 35'), Rome Ciampino (230 km; 2h 45'), Roma Fiumicino (250 km; 2h 55'), Pisa G. Galilei (200 km; 2h 40'), Ancona R. Sanzio (180 km; 2h 30')















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