Ref. 3179 – **VILLA OLIVIA** www.romolini.com/en/3179

RESTORED HISTORICAL VILLA WITH POOL FOR SALE IN CORTONA, TUSCANY

Cortona – Arezzo – Tuscany



Interiors	Bedrooms	Bathrooms
340 m²	3 (up to 4)	3

Total land	Swimming pool
1,957 m²	12 × 5 m

Set among the rolling hills of the Tuscan countryside, just a short drive from the historic town of Cortona, this beautifully restored country estate combines the timeless charm of traditional Tuscan architecture with contemporary comforts and modern technology. Thanks to its private setting, this property represents an interesting opportunity both as an elegant countryside residence and as a holiday home in one of the most desirable areas of Tuscany.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3179 – VILLA OLIVIA
TYPE: villa
CONDITIONS: restored (2011)
LOCATION: open and sunny
ACCESS: excellent, paved road

INTERIORS: 340 square meters (3,658 square feet)
TOTAL ROOMS: 12
BEDROOMS: 3 (up to 4)
BATHROOMS: 3
ANNEXES: garage, studio, deposits

MAIN FEATURES: stone and brick walls, terracotta flooring, exposed wooden beams, stone staircase, vaulted ceilings, garden, heated swimming pool, home automation, alarm and video-surveillance system, charging station for electric vehicles

EXTERIOR: 1,957 square meters (0.5 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 12 × 5 m

ELECTRICITY: already connected + photovoltaic system
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes (via Starlink)
GAS: natural gas
HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Cortona (3 km; 5'), Camucia (5 km; 10'), Castiglion Fiorentino (15 km; 20'), Tuoro sul Trasimeno (25 km; 30'), Foiano della Chiana (30 km; 35'), Castiglione del Lago (35 km; 40'), Passignano sul Trasimeno (35 km; 40'), Montepulciano (35 km; 40'), Arezzo (35 km; 40'), Lucignano (40 km; 45'), Città della Pieve (45 km; 50'), Chianciano Terme (45 km; 50'), Perugia (55 km; 55'), Pienza (55 km; 1h), Umbertide (60 km; 1h), Gubbio (75 km; 1h 15'), Assisi (80 km; 1h 15'), Siena (85 km; 1h 15'), Montalcino (85 km; 1h 20'), Orvieto (100 km; 1h 25'), Florence (120 km; 1h 35'), San Gimignano (130 km; 1h 45'), Rome (215 km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (60 km; 1h), Firenze A. Vespucci (120 km; 1h 35'), Pisa G. Galilei (200 km; 2h 20'), Bologna G. Marconi (200 km; 2h 20'), Roma Ciampino (220 km; 2h 30'), Roma Fiumicino (240 km; 2h 40')

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VILLA OLIVIA

Set among the rolling hills of the **Tuscan countryside**, just a short drive from the **historic town of Cortona**, this beautifully restored **country estate** combines the timeless charm of traditional **Tuscan architecture** with **contemporary comforts** and modern technology. Thanks to its private setting, this property represents an interesting opportunity both as an elegant countryside residence and as a holiday home in one of the most desirable areas of Tuscany.

The property consists of a renovated main villa and three ancillary buildings, offering a total living area of approximately **340 m²**. Surrounded by olive groves, landscaped gardens and cypress-lined paths, the estate enjoys a peaceful and private setting, with lovely open views over the surrounding countryside.

Originally built in **1868** and carefully renovated in **2011**, the buildings retain the authentic character of traditional Tuscan country homes, with exposed wooden beams, terracotta floors, fireplaces and welcoming interiors. These traditional elements are complemented by refined finishes and modern amenities, creating a warm and elegant atmosphere throughout.
The property currently offers a total of **3 bedrooms and 3 bathrooms**, making it particularly suitable as a private family residence or as a charming holiday home with separate accommodation for guests. The walk-in closet on the first floor could be easily repurposed as a fourth bedroom.

The outdoor spaces are equally appealing, with approximately **2,800 m² of landscaped gardens** surrounding the buildings. A beautiful **12 × 5 m swimming pool with automatic cover** provides the perfect setting for relaxing during the warmer months, while a wood-fired oven and several shaded outdoor areas offer inviting spaces for al fresco dining and entertaining. The gardens enjoy open views over the surrounding hills, enhancing the sense of tranquility and connection with the Tuscan landscape.

Particular attention has also been paid to energy efficiency, comfort and home automation. The property is equipped with **18 solar panels with *Tesla* battery storage**, an electric vehicle charging station, a heat pump for the swimming pool, smart heating and app-controlled lighting. Additional features include **high-speed *Starlink* internet**, an alarm system and video surveillance.

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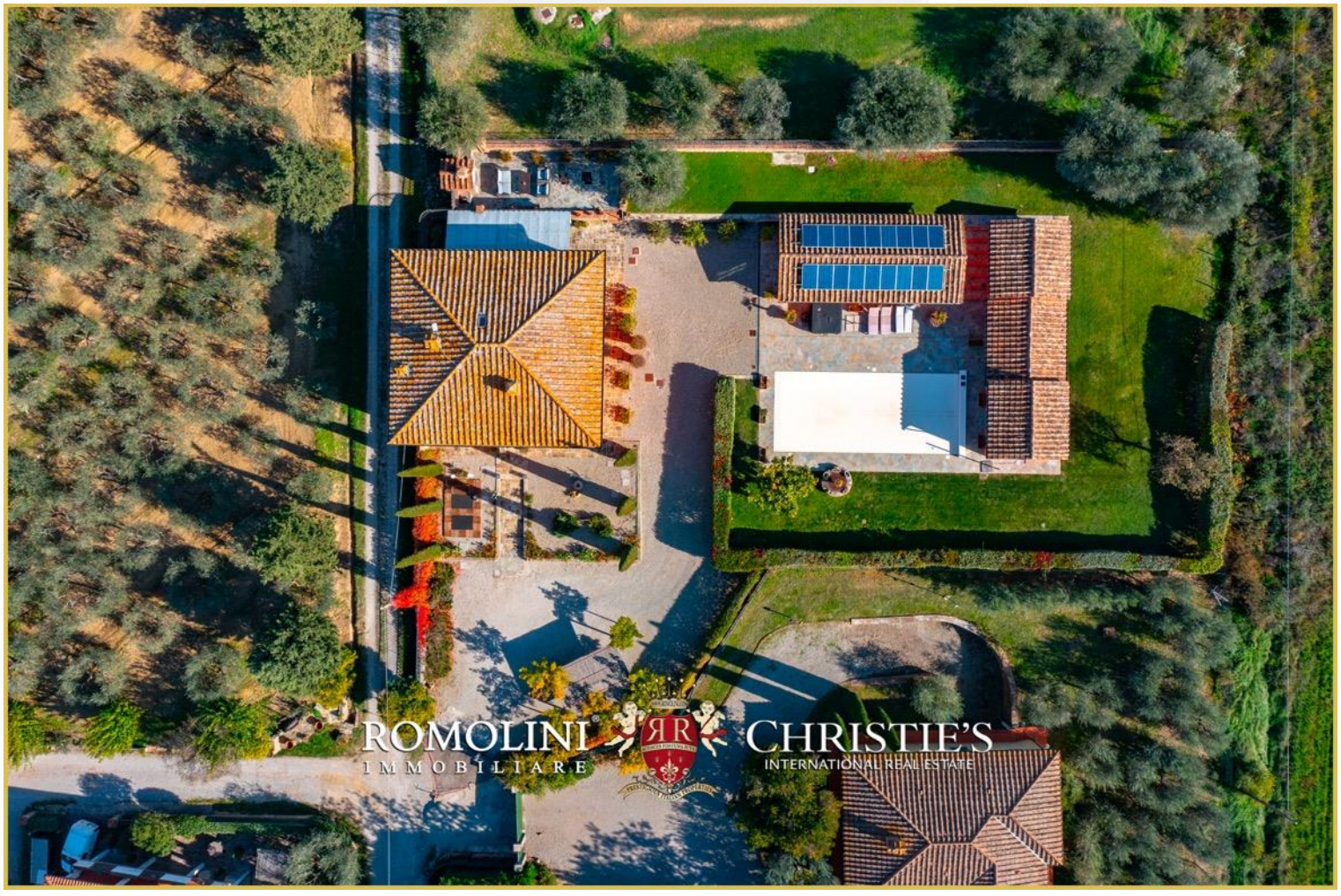

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