



## CASALE ELISEO



### Information de l'agent

|                   |  |
|-------------------|--|
| Nom:              | ArKadia  |
| Nom de compagnie: |  |
| Pays:             | Royaume-Uni  |
| Téléphone:        |  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                 |
|--------------|-----------------|
| Propriété à: | Vendre          |
| Prix:        | USD 1,635,081.3 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Italie     |
| État/Région/Province: | Toscane    |
| Ville:                | Cortone    |
| Soumis:               | 20/07/2022 |

### Description:

Exclusive rustic country house of 345 sqm divided into 2 apartments in Cortona, Tuscany, with a total of 5 bedrooms, 3 bathrooms, 4,357 sqm of land and a 6X12 pool. At a short distance from the famous village of Cortona, we find for sale this delightful 345 sqm stone house divided into 2 apartments. The main apartment is on two levels as follows: On the ground floor there is a large kitchen with external access, a bright dining room, a bathroom and a small laundry area. On the first floor there is a lovely living room, three bedrooms and a bathroom. The second flat is on the first floor and consists of a kitchen with dining and living area, 2 bedrooms and a bathroom. Externally, the property is surrounded by approximately 4,357 sqm of mature and beautifully maintained garden, rich in paths, ornamental plants and pretty corners where one can relax and read a good book. Situated in a dominant position, overlooking Cortona, is the splendid 6X12 infinity pool, from which you can admire romantic sunsets in the company of family and friends.

The property was completely renovated in 2002, using top quality materials, typical of the rustic Tuscan tradition, such as terracotta floors, stone walls and wooden beams.

This property has an LPG heating system, it has a 6 kW three-phase photovoltaic system and the water supply is guaranteed by 2 wells of 130mt and 8 mt.

The stone house is perfect to be used either as a main residence, given its proximity to all basic services, or as a holiday home, where you can pamper your guests among the hills of Cortona.



The property has no gravel road and it is only 5km (5 minutes) from the nearest town, where you can find the railway station, super markets, shops, banks, restaurants, bars etc. Cortona 5 km (5 minutes), Castiglion Fiorentino 10 km (10 minutes), Arezzo 25 km (30 minutes), Montepulciano 25 km (30 minutes), Pienza 45 km (45 minutes), Siena 70 km (1 hour). The nearest airport is Perugia 60 km (50 minutes). Florence airport 110 km (1 hour 25 minutes), Pisa airport 180 km (2 hours 20 minutes), Rome airport 215 km (2 hours 20 minutes).

The Great Estate group carries out a technical due diligence on each property acquired through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the client at the time of a real interest in the property.

This property is in the name of a natural person (s) and the sale will be subject to registration tax according to the regulations in force (see purchase costs from the private individual).

Condition: Reformed  
Année: 1900

### Commun

Dimesions du lot: 4357 m<sup>2</sup>

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1331/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1331/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 7255

