



Historic Country Villa with turret and pool – Cortona



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,533,178.69

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Cortone
Indicatif régional:	52044
Soumis:	24/03/2026

Description:

A masterclass in Tuscan elegance, this 1800s stone house boasts portico, brick arches, sunset pool, and olive grove for sale in Cortona. Nestled in the Val di Chiana countryside, this historic Tuscan stone country villa stands as a masterpiece of the traditional restoration of rural Italian architecture. In a commanding position near the ancient Etruscan hill town of Cortona, it was originally constructed in 1800 and spans a generous 359 square metres across two principal levels, crowned by a characteristic turret. The approach to the villa is defined by an avenue of stately cypresses, leading through 1.5 acres of impeccably landscaped grounds. Here, mature trees and an olive grove meet the manicured expanse of a lawn that hosts a swimming pool. The estate is accessed via a perfectly maintained 700-metre gravel driveway lined with cypress trees, while the landscaped grounds feature a traditional bocce court for quintessential Italian leisure. The exterior living spaces are designed with a front portico, for al fresco dining, while a second, more intimate veranda on the opposing side offers a secluded vantage point. Upon crossing the threshold, one is greeted by an interior that celebrates the tactile honesty of traditional materials. The ground floor is an expansive open-plan, where the volume is articulated by magnificent triple brick arches. These structural flourishes elegantly delineate the functional zones without sacrificing the sense of communal flow. Terracotta floors, warm and seasoned, run underfoot throughout, complemented by wooden beam ceilings. In the lounge, a stone fireplace serves as the heart of the home, while the kitchen area remains a testament to artisan craft, featuring bespoke cabinetry, central island and hand-wrought iron details that harmonise with the exposed masonry. The first floor accommodates two bedroom suites, one of which benefits from its own fireplace. One of the most evocative space is the study; here, soaring arched windows flood the room with natural light and offer a panoramic dialogue



with the surrounding countryside. From the landing a masonry staircase connects to the turret space. Every corner of the property reflects a commitment to excellence, from the handmade ironmongery to the carefully preserved stone textures, ensuring that this house remains not just a home, but a living piece of Italian heritage.

PROPERTY Ref: COR3552

Location: Cortona, Province: Arezzo, Region: Tuscany

Type: 359 sq m/3864 sq ft two-story country villa plus turret, landscaped garden with swimming pool and olive grove

Year of construction: 1900

Year of restoration: 1987

Conditions: excellent

Garden: 6420 sq m/1.5 acres of landscaped garden with olive trees

Terrace/Balcony: front and back porticoes

Swimming pool: 12x6m

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG, fireplaces, heat pump system

Water: artesian well

Electricity: available

Water waste: Imhoff tank

Distance from services: 5 km

Distance from main airports: Perugia 65km, Florence 112km

Gravel road: 700 mt

Layout:

Ground Floor: entrance into an open-plan living area with triple brick arches separating the kitchen, a lounge with fireplace, and dining, access to the front portico, pantry, 2 guest bathrooms, 1 bedroom with en-suite bathroom

First Floor: landing, 2 bedrooms with en-suite bathrooms (one with a fireplace), study with great wall windows

Second Floor: turret used as storage area

Année: 1500

Commun

Pied carré fini: 359 m²

Dimesions du lot: 6420 m²

Building details

Nombre de pieds carrés: 3



Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1839/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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