



## Residenza Sant'Angelo



### 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 344,534.99

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Cortone
Soumis:	26/03/2026

### Description:

The Sant'Angelo residence apartment offers a surface area of approximately 100 sq.m., arranged on a single level. The property is located on the first floor of the historic complex and overlooks both the greenery and a characteristic internal courtyard. Internally, there is a living area, a central and welcoming space enhanced by ceilings with exposed wooden beams and terracotta tiles, terracotta flooring, and a masonry fireplace with a wooden mantel. The kitchenette, connected to the living area through a wide brick archway, features solid wood elements, a cooktop, stainless steel sink, and ceramic tile finishes. A hallway leads to the sleeping area, consisting of two double bedrooms and two bathrooms. The bathrooms, finished with materials consistent with the style of the farmhouse, are equipped with showers and complete sanitary fittings. Access to the property is very convenient, ensured by a short stretch of paved road. Within the condominium grounds, there are well-maintained gardens, shaped hedges, stone pathways, and relaxation areas immersed in greenery. The sinuous-shaped communal swimming pool is framed by lawn and tall trees; adjacent to it is a fully equipped barbecue area, ideal for convivial outdoor moments. Included in the sale is a private parking space within the fenced area. The historic real estate complex is adjacent to a magnificent church that has been in continuous use since the 11th century.

The load-bearing structures underwent restoration works in the early 2000s, preserving the historical value of the building while ensuring structural integrity. The interior and exterior finishes reflect architectural coherence and meticulous attention to detail. The exterior features stone facades, traditional terracotta roof tiles, and an internal courtyard reminiscent of the Tuscan rural tradition. The interiors are characterized by terracotta floors and ceilings with exposed wooden beams.



The systems, renovated during the restoration, are fully operational; the heating system is centralized and powered by LPG, operating through fan coils that provide both heating and cooling. Air conditioning is present. The energy class is G.

The property lends itself as a prestigious private residence within a historic complex offering all services and comforts (swimming pool, extensive shared green areas with a beautiful garden/park, convenient parking facilities), as well as an apartment/holiday home to be included in the tourist rental circuit.

The property is located in the municipality of Cortona, in the province of Arezzo. The setting offers convenient connections to Arezzo, Montepulciano, Lake Trasimeno, Perugia, Assisi, and the main transport routes, with the Cortona Camucia railway station just a short distance away.

For every property acquired, the Great Estate group carries out, through the seller's appointed technician, a technical due diligence process that enables us to gain a detailed understanding of the urban planning and cadastral status of each asset. This due diligence report may be requested by the client upon demonstrating genuine interest in the property.

The property is registered in the name of a Company (see purchase costs from a company).

Condition: Reformed  
Année: 1000

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2494/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2494/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10325

