

for sale in Cortona

€ 1.200.000

Ref. 758



220 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 9

Villa Stefania is a charming renovated farmhouse of approx. 220 sqm situated just a few minutes drive from the medieval town of Cortona in Tuscany. Built of stone and restored to its traditional splendour, this House with 5 bedrooms and 3 bathrooms is situated among olive groves and the private garden overlooking the Valley and Cortona in the foreground.

The property itself is located on three floors.

The ground floor houses the guest cottage with two bedrooms, bathroom and kitchen/living room with fireplace.

The main part of the House is on two floors and consists of kitchen, dining room, bathroom and laundry room on the first floor. A staircase leads to the large living room with fireplace. Here, on this floor are three bedrooms and a bathroom.

The House has been restored in the traditional Tuscan style and preserves details such as chestnut wood beams, terracotta tiles, original stone sink stone wall and door/window.

Outside, there are several areas to sit and enjoy the fresh air and the wonderful view. A swimming pool 12 x 6 m is located a few steps from the House and reveals the same way as exceptional views. The original bread oven is still functional and is a lovely place for a special dinner as the barbecue area located under a Pergola in the main part of the garden. Olive trees and grapevines add a wonderful twist to the overall atmosphere of the property and create the perfect setting for the House.

All utilities are fully functional and a solar PV system makes the House completely self-sufficient. The services are nearby and other interesting towns are accessible by highway Siena/Perugia and highway A1, both easily accessible.

Cortona itself is less than a 10 minute drive and offers everything you would expect from a picturesque Tuscan town.

Offers many restaurants, shops, café and historical sites to visit. Lively outdoor summer festivals and events, Cortona became a point of interest for many visitors.
200 litres of wine production

Certification

Energy Class: G

Features

Code: 758	Reason: Sale
Zip Code: 52044	Municipality: Cortona
Total Square Meters: 220 sq.m.	Bedrooms: 5
Bathrooms: 3	Rooms: 9
State of Preservation: Restored	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Current Status: Free to the deed	Garden: Private
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fireplace
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Football Fields
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	



