

Country houses for Sale in Cortona (AR)

300.000 €

Ref: CS109



**Size** : 340 sqm

**Rooms** : 5

**Bedrooms** : 3

**Bathrooms** : 1

**Garage** : Double

**Garden** : Private

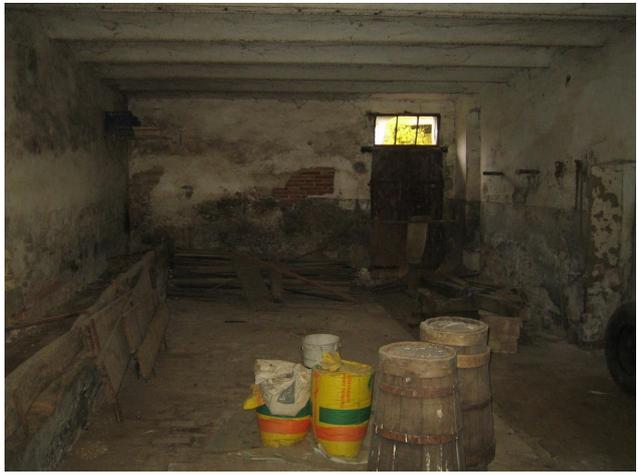
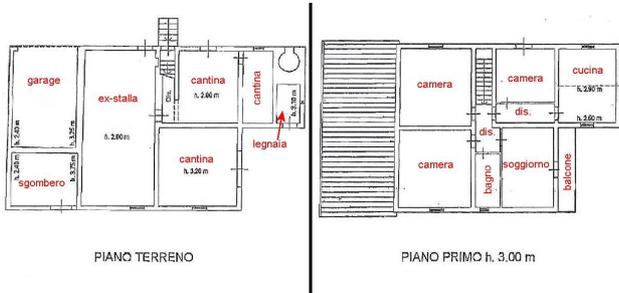
**Energy class** : G

**IPE** : 912,10

CORTONA (AR), at an altitude of about 300 m above sea level, 18 km from Cortona, 8 km from Foiano della Chiana and 7 km from the A1 motorway exit Valdichiana, sale of a farmhouse on a slight hill consisting of a central body (about 340 square meters ) and two annexes (totaling about 150 square meters, one of which is a barn). The land, of about 5000 square meters, is not fenced and consists mainly of courtyard and flat parts of the arable land (with well). Possibility to buy apart about 4 hectares of land mostly arable land in addition to an olive grove. of the central body dates back to the end of the 19th century. The renovation dates back to the '70s. All the external fixtures on the first floor are made of aluminum. In the main building we find: - an apartment on the first floor (approx. 143 sq.m.) from an internal staircase, corridor, living room with balcony, 3 bedrooms large, bathroom, rustic kitchen with fireplace; - ground floor rooms used as storage, garage, oven, and former stables (total area approx. 198 square meters) Heating system not present. Cement-brick roof in fair condition. Marble flooring. On the ground floor, a short distance from the main building there are other volumes, the former pigsty and barn, for a covered area of ??approximately 36 square meters and 112 square meters respectively. Request Euro 300,000. (Energy Class: G and IPE = 912.10 KWh / m2 year). Ref. CS109









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