



Rif. 1495



Lionard S.p.A.

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## Arezzo

# Charming hamlet for sale in Cortona



### DESCRIPTION

This ancient **hamlet** for sale is at the foot of the beautiful **Cortona**, the oldest Etruscan settlement, in the heart of the authentic **Tuscan** countryside. It is surrounded by a unique setting and close to Central Italy's most beautiful cities of art: Florence, **Arezzo**, Siena and Perugia.

The complex has been carefully renovated in accordance with its original architecture and by following Tuscan traditions. It has been converted into a **tourist accommodation facility** composed of eight apartments and a **hotel**.

Among the main features of this lovely historic estate there are comfortable, spacious and welcoming halls, high coffered ceilings with frescoes, ancient cotto-tiled floors, fireplaces in high-quality materials and refined tapestry. Every room has been designed and furnished with great attention to detail and is perfectly well-lit by some big windows offering a fantastic view over the Tuscan countryside.

Some careful recovery works have brought this **hamlet** and its rural atmosphere back to life using its original materials. This estate perfectly blends rural traditions with contemporary conveniences; it is a magical place made of style, elegance, total comfort and relaxed leisure.

This **property** currently includes twenty-three bedrooms, but a project which will bring the number of bedrooms up to ninety has already been approved.

This **complex** is surrounded by a large garden, home to luxuriant roses, ornamental bushes, plants of lavender and rosemary, tall trees and fruit trees. On this very green lawn there is a big swimming pool encircled by a sun terrace. It is totally equipped and features a Jacuzzi, making it the ideal place to relax on hot summer days while enjoying the surrounding nature.

To complete this **property for sale** there is also a lovely church, completely decorated with 18th-century frescoes and finishings.

This charming, **old luxury estate** for sale, located in an isolated and panoramic position, is the perfect setting for enjoying pleasant stays in the heart of **Tuscany**.

## TECHNICAL DETAILS

### LOCATION

The history of **Arezzo**, one of the most important cities in **Tuscany**, is marked by moments of great splendor.

Its ownership passed back and forth from the hands of the wealthiest and most influential noble families of the time but the City's heyday was in the 16th century, when important artists such as Giorgio Vasari (who, among other things, left important works like the Palazzo delle Logge) made significant contributions in rendering **Arezzo** an important cultural and artistic centre, as it still is nowadays.

Today the city is loved for its historical artifacts and for the unquestionable beauty of its surrounding landscapes and **hamlets**; that typical Tuscan countryside, praised worldwide for its charm and also for the many spectacular **luxury villas and prestigious period estates** that enrich the view.

Region: Tuscany

Province: Siena

Type: hamlet – luxury estate

Internal surface: 6,510 m2

External surface: 9 hectares

23 bedrooms

30 bathrooms

Main villa

8 apartments

1 hotel with 19 bedrooms

Lemon conservatory

2 farm houses to be renovated



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Garden  
Terrace: 350 m2  
Swimming pool  
Whirlpool  
Garage  
Parking  
4 driveways

Cortona 3 km - Arezzo 30 km - Perugia 50 km - Siena 75 km - Florence 115 km - Grosseto 124 km -  
San Marino 145 km

Rif.: 1495

**Price: 18,000,000**



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## PROPERTY PHOTOS



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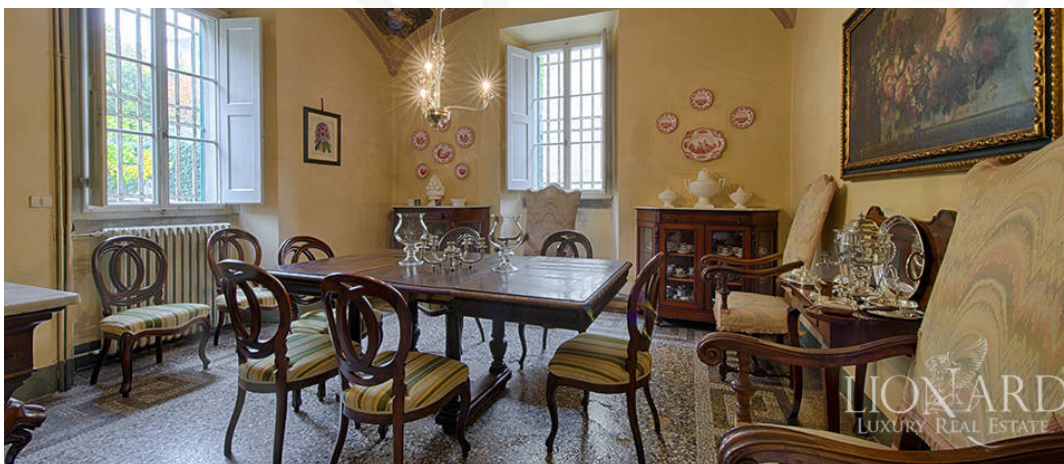
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