



Falzano

CORTONA (AREZZO), TUSCANY

€ 490,000

Nestled in the rolling green hills of Cortona, one of Tuscany's most enchanting locations, this 250-sqm rustic stone farmhouse sits on the edge of a picturesque rural hamlet. A perfect blend of tradition and modern comfort, the property has been carefully restored, preserving its original charm while offering all contemporary amenities.

REF: 51477



FEATURES

Open fireplace - exposed beams - handmade floor tiles - hand-made ceiling tiles ,cut-stone corners - stone window surr. - stone door surr. - pool.

DETAILS

Name:	Falzano	Access:	White road
REF:	51477	Access Condition:	good
Location:	Morra	Constrction:	Stone, brick
Town/City:	Cortona (arezzo)	Building Condition:	Restored
Region:	Tuscany	Services:	Electricity, well, gas tank, central heating.
Property Size:	193,33	Floors:	3
Land:	9950 sqm	Bedrooms:	3
Property Type:	Farmhouse	Bathrooms:	3
Position:	hill, panoramic	Reception Rooms:	3
Orientation:	-	Total Rooms:	15
Nearest Towns:	Trestina 13km, Cortona 21km, Umbertide 25km, Montone 25km, Città di Castello 26km, Tuoro sul Trasimeno 26km, Passignano sul Trasimeno 32km, Montepulciano 52km, Gubbio 57km, Perugia (62km; 1h 5'), Arezzo (67km; 1h 15'), Siena (89km; 1h 30'), Firenze 132km.	Outbuildings:	-
Nearest Airports:	Perugia San Francesco 59km, Firenze A. Vespucci 149km, Bologna G. Marconi 219km, Roma Ciampino 239km, Pisa G. Galilei 240km, Roma Fiumicino 257km.	Swimming Pool:	Yes
		Energy Rating:	G

DESCRIPTION

Nestled in the rolling green hills of Cortona, one of Tuscany's most enchanting locations, this 250-sqm rustic stone farmhouse sits on the edge of a picturesque rural hamlet. A perfect blend of tradition and modern comfort, the property has been carefully restored, preserving its original charm while offering all contemporary amenities.

Authentic Tuscan architectural details, such as exposed wooden beams, handmade terracotta floors, cut-stone corners, and handcrafted stone window and door surrounds, enhance the unique character and timeless elegance of this home.

Lower Ground Floor – Spacious eat-in kitchen with direct access to the outdoors, cozy TV room, small office space, service bathroom, and storage room.

Upper Ground Floor – Large and bright living room with a fireplace, perfect for relaxation and entertaining, two bedrooms, and a bathroom.

First Floor – Master suite with an elegant en-suite bathroom.

Surrounded by a beautifully maintained private garden, the property also features a swimming pool, where you can enjoy breathtaking views of the Tuscan countryside.

A unique opportunity to own an exclusive residence in one of Tuscany's most sought-after locations, just a few km from Cortona's historic center.

Measurements are approximate, and no responsibility is taken for any error, omission or misunderstanding in these particulars, which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiation, in particulars or elsewhere.





