

For sale | Flat

Cortona,

Price

390000 €

4875 €/m²

Description

Cortona, Tuscany - Arezzo:

With 80 square meters (840 square feet) of floor space, this large apartment is designed to accommodate 3 people in comfort and is accessed directly from a private ground floor street entrance in one of the most beautiful areas of town.

There is ample metered parking space nearby (in the street above the house), plus a free car parking zone further downhill.

Outside the apartment one walks up a short flight of stone steps and then directly into Cortona in just 2 minutes, or one can stroll in the opposite direction into a beautiful avenue and gardens which is a pedestrians-only area also suitable for small children.

From the start of the gardens one can walk or jog for 3 miles along this beautiful panoramic route that circuits the entire Cortona hillside, including the Villa Bramasole property owned by Frances Mayes.

The front door opens into an elegantly decorated and illuminated entrance hall where there is ample closet space and a lunotto door to the large bathroom. A graceful stone and wood staircase leads to the main upper living area. The stairs are quite narrow and steep. Upstairs is the main living room, a spacious open-plan conceptual kitchen and dining room, fully equipped with quality designer units for serious cooking complete with a large antique country-style dining table and seating for up to 8 people.

One glass door opens from the kitchen into



the master bedroom while a twin glass door opens into the graceful studio which also doubles as a private reading room/computer area, with a divan bed suitable for a single adult or a child to sleep on.

Both of these rooms have air conditioning units.

The floors downstairs are tiled in treated terracotta while those upstairs are made of finely hoaned oak planks hand-fashioned from antique wine vats.

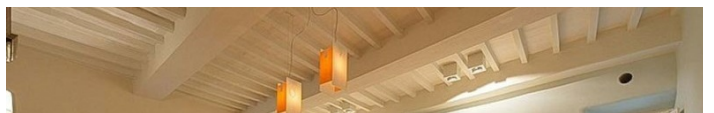
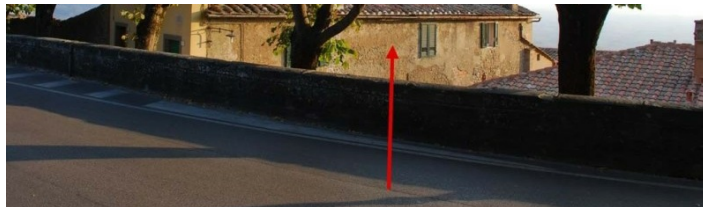
The large ground floor bathroom has a toilet, bidet, hand-basin, bathtub with hand shower unit, clothes washing machine with incorporated dryer, ironing board with iron and ample cupboard space.

The kitchen has a double electric oven (one large, one small), a 6-ring gas hob, a double sink unit with antique brass taps from Belfast, fridge, a dishwasher, a toaster and a coffee maker.

The apartment includes a modern gas-fired hot water and central heating system as well as air conditioning units. The electrical wiring includes TV and phone sockets for the eventual installation of a TV satellite dish and ADSL internet supply line.

Area:	80 m2
Rooms:	3
Floors:	







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