



## SALCOTTO

*Large farmhouse to be restored  
with enjoyable views from each  
corner, just outside Cortona.  
Amazing project to develop with  
large potential*

PRICE	EUR 1.500.000
SALES CATEGORY	to be finished
DIMENSIONS	Main house: approximately 1033 smq; Annexes: approximately 440 smq; Private land: approximately 60.000 sqm.
RENTAL POTENTIAL	
SLEEPS	
BEDROOMS	
BATHROOMS	

LOCATION

GPS: 43.2808665,11.962308  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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This prestigious farmhouse is located in an excellent semi-hilly position, a short distance from Cortona, which offers a unique panoramic view of the Valdichiana: from Lake Trasimeno to Mount Amiata.

It is an historical residence dating back to 1500 AD, composed by a large main building and annexes that make up a total of almost 1400 m2 to be restored.

The main structure, built in the 15th century and belonging to the Marquisate of Petrela, whose coat of arms is still visible above the main entrance, is made up of three floors and has a perfectly symmetrical facade, underlined by an orthogonal flight of stairs. The openings on the ground floor and first floor are finely decorated with stone coverings, while the ground floor is characterized by a harmonious succession of cross vaults.

Two detached annexes, one adjacent and the other in front of the main build, complete the structure and provide more surface to be restored and to create an extraordinary residence both for high-level hospitality businesses or as a luxury residence.

The property is surrounded by a private court of approximately 2500 m2, and vast agricultural land with 680 olive trees and 4 artesian wells for water supply.

For its historical background, the Property is also mentioned in the book "Farmhouses of Valdichiana", a work dedicated to the oldest and most distinctive structures of these areas.

## LAYOUT

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### BEDROOMS

At the moment, the main building can accommodate approximately 11 bedrooms. In any case, the buyer can specify their own internal layout and the design of the property on completion of the sale.

### BATHROOMS

Currently there are around 13 bathrooms in the main house. In any case, the buyer can specify their own internal layout and the design of the property on completion of the sale.

### KITCHEN

The buyer can specify their own internal layout and the design of the property on completion of the sale.

### LIVINGROOM

The buyer can specify their own internal layout and the design of the property on completion of the sale.

## FACILITIES

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### OUTSIDE

The property is surrounded by approximately 680 centuries-old olive trees. It is possible to build a swimming pool, upon presentation of the relevant permits to the competent authority.

### TECHNICAL

The property has 4 private wells providing water.

## ENERGY

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## OTHER FEATURES

## PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out. You can find more information in the separate section 'Property Services' on this website.

## NOTES

The mentioned price is for the property in its current state as described in this profile.

## SURROUNDING

## TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (56 km), Ancona International Airport (155 km), Rome Fiumicino (240 km) and Ciampino (220 km) International Airports, Florence International Airport (130 km).

## DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: Castiglione del Lago (18 km), Lake Trasimeno (20 km), Arezzo (30 km), Castel Rigone (30 km), Umbertide (40 km), Montone (45 km), Città di Castello (54 km), Perugia (48 km), Assisi (71 km), Firenze (106 km), Roma (202 km)









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