Coldwell Banker Best Properties
Via Santa Margherita, 5 - 52044 Cortona
P.IVA e C.F.: 03833500543
Tel.: +39 335 73 15 525

Historical villa: for Sell in Cortona - Area: Sodo

San Pietro a Cegliolo, Arezzo, 52044 (AR)

3.290.000€



Contact info



Coldwell Banker Best Properties

Ilaria Tozzi

Mobile: +39 335 73 15 525
Email: ilaria.tozzi@cbitaly.it

Description

Live immersed in the Tuscan countryside, with Cortona dominating the panorama, in the privacy of a large historic residence, without sacrificing the convenience of having the city just minutes away.
In the town of San Pietro a Cegliolo, at the foot of the hill on which the ancient Etruscan city stands, we offer a prestigious historic villa, whose documented origins date back to at least 1823, expertly restored in keeping with traditional Tuscan architecture.
The property extends over a total surface area of approximately 1,232 m2, distributed between the main villa and the ancillary buildings, and is immersed in a private estate of approximately 5.6 hectares, including well-kept gardens, olive groves, agricultural land and large green spaces.
A residence with extraordinary characteristics, capable of combining the charm of an authentic Tuscan home with the spaces and comforts of a large representative villa.

Living area
The villa features spacious reception rooms, including a quadruple living room and an eat-in kitchen. The wood-beamed ceilings, terracotta floors, and stone details retain the charm of traditional Tuscan residences, enhanced by a restoration that has carefully preserved the building's architectural identity.
The generous dimensions of the rooms allow for the organization of large reception rooms, convivial areas and spaces dedicated to daily family life, alternating reception areas with more intimate and private ones.

Night Area
The complex comprises a total of 15 bedrooms and 18 bathrooms, distributed between the main villa and the ancillary buildings.
The layout of the spaces allows for a distinction between the family rooms and the guest suites, offering independent spaces and guaranteeing everyone comfort, independence, and privacy.

Distribution and Services
With 40 rooms in total, the property offers great flexibility in its layout. The presence of an elevator, along with a laundry room, pantry, storage rooms, and numerous ancillary rooms, ensures the functionality required for a residence of this size, making it suitable for permanent use as a primary residence.

Underground Garage
The villa also features a large underground garage of approximately 150 m2, capable of holding approximately 8–10 cars, depending on the size of the vehicles and the layout of the parking spaces.
A particularly welcome convenience for a prestigious residence, it allows for the outdoor areas to be kept free and preserves the elegance of the landscape.

The park, the swimming pool and the view
The villa is immersed in an estate of approximately 5.6 hectares, whose size guarantees a high level of privacy and natural separation from the surrounding context.
The park, featuring manicured gardens, olive groves, mature trees, green paths, and shaded corners, offers numerous outdoor spaces, ideal for relaxation and conviviality.
Inside there is a splendid private swimming pool of 20 x 10 meters, of particularly generous dimensions, surrounded by sunbathing and relaxation areas, perfectly inserted into the landscape.
The property also offers the possibility of restoring an existing golf course, an opportunity that would further enrich the spaces dedicated to leisure, enhancing the size of the estate and its landscape context.
Adding to this setting's charm is the breathtaking view of the Cortona hill, with the skyline of the historic city dominating the surrounding landscape. This dramatic presence complements outdoor living and gives the property an unmistakable identity.

The charm of a historic residence
Already listed in the Leopoldino Land Registry of 1823, the villa retains the identity of an ancient Tuscan country residence, with an architecture that recounts almost two centuries of documented history.
The restoration preserved its authentic character, enhancing traditional materials and integrating the comforts of

contemporary living, without altering the building’s original elegance.
An architectural heritage that gives the residence personality and prestige, with a charm that is difficult to reproduce in modern buildings.

A large private villa with a history of hospitality
One of the most interesting aspects of the property is its versatility.
Originally a prestigious private villa and later used as a relais, the residence has retained a layout that allows it to fully restore its original residential purpose, without the need for major conversion work.
The previous hospitality business contributed to providing the complex with particularly comprehensive spaces and services, which today represent an added value for those seeking a large family home capable of accommodating numerous guests.
The presence of multiple buildings, numerous rooms, and independent spaces also offers the possibility of imagining a multigenerational residence, in which shared spaces and areas reserved for different family units coexist.
It is therefore not a hospitality facility to be transformed, but a historic villa that already possesses the necessary characteristics to be experienced as an exclusive private residence.

A privileged position at the foot of Cortona
Despite being located in a quiet and countryside setting, the property enjoys a particularly convenient position close to the historic center of Cortona, easily reachable in just a few minutes by car.
The proximity to restaurants, shops, services, and the city’s numerous cultural attractions allows you to combine the tranquility of a large private estate with the convenience of living a short distance from one of Tuscany’s most well-known and popular destinations.

A home that doesn’t just offer a place to live, but preserves the privilege of inhabiting Tuscany in its most authentic form.

Details

Property ID: CBI203-3207-37	Surface: 1232.00 m²
Rooms: 40	Bathrooms: 18
Energy Class: G	Bedrooms: 15

Property Features

- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 1232.00 m²
- Rooms: 40
- Bedrooms: 15
- Bathrooms: 18
- Kitchen: Habitable
- Position: Residential area
- Elevator: 1
- Shower: Yes
- Parking space: Covered
- Garden: Private,
- Fireplace: Yes
- Swimming pool: Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Municipal Offices / Town Halls

Images




















































