



## Stunning 3 Bedroom Italian House for Sale in Sparvo Bologna



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 86,961.08

### Standort

Land:	Italien
Adresse:	Via Palazzo, 28
Postleitzahl:	40035
Veröffentlicht:	28.07.2023

### Beschreibung:

Stunning 3 Bedroom Italian House for Sale in Sparvo Bologna Italy

Esales Property ID: es5553728

### Property Location

Via Palazzo 28  
Sparvo  
Castiglione dei Pepoli  
Bologna  
40035  
Italy

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Rustic Farmhouse, a few kilometres from the Badia A1 BO-FI exit, in a quiet and panoramic area, This is a three-level house.

Living area, entrance to the sitting room with fireplace, eat-in kitchen, dining room, bathroom. Sleeping area two bedrooms, bathroom, on the first floor, second and last floor, hallway, utility room, large living room for relaxing moments and a double bedroom.

Adjacent to the property we have a large garden with a stone cottage above it which can be used as an outbuilding. The current owners installed a brand new heating system (in 2021) which is powered by a new good quality pellet burner and therefore the energy certification will need to be adjusted given the greater efficiency. The property will be sold fully furnished—and high-speed internet connection.

## ABOUT THE AREA

The village of Sparvo belongs to the municipality of Castiglione dei Pepoli, in the province of Bologna, region Emilia-Romagna. The village of Sparvo is 5,23 kilometers far from the same town of Castiglione dei Pepoli to whom it belongs. Castiglione dei Pepoli is a comune in the Metropolitan City of Bologna, Emilia-Romagna, Italy, located about 40 kilometres southwest of Bologna. It takes its name from the Pepoli noble family of Bologna. Asteroid 400193 Castión was named after the city by its dialectal name.

Fusing haughty elegance with down-to-earth grit in one beautifully collonaded medieval grid, Bologna is a city of two intriguing halves. One side is a hard-working, high-tech city located in the super-rich Po valley where suave opera-goers waltz out of regal theatres and into some of the nation's finest restaurants. The other is a bolshie, politically edgy city that hosts the world's oldest university and is famous for its graffiti-embellished piazzas filled with mildly inebriated students swapping Gothic fashion tips.

No small wonder Bologna has earned so many historical monikers. La Grassa (the fat one) celebrates a rich food legacy (ragù or bolognese sauce was first concocted here). La Dotta (the learned one) doffs a cap to the city university founded in 1088. La Rossa (the red one) alludes to the ubiquity of the terracotta medieval buildings adorned with miles of porticoes, as well as the city's long-standing penchant for left-wing politics. The property is only a 45 min drive from Florence.

## MAiN FEATURES:

- 213m2 of living space
- 110m2 plot
- 3 Bedrooms
- 2 Bathrooms
- Private Parking
- Stunning Views
- Private Garden
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants ( 10 minutes by car )



- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	213 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Mietdetails

Möbliert:	Ja
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://www.youtube.com/embed/Q4aL-G0I794?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/Q4aL-G0I794?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Kontaktinformation

IMLIX ID:	IX4.693.276
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