Luxury 8 Bed Estate for Sale In Forli Italy

Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,122,462.36

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Emilia-Romagna
Πόλη:	Forlì
Ταχυδρομικός κωδικός:	47122
Δημοσιεύθηκε:	30/11/2025

Περιγραφή:

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Esales Property ID: es5554894

Via Tamberlicchi Tommaso, 12, 47122 Forlì FC, Italy

Historic Romagna Country Estate Transformed into a Luxury Multi-Unit Property in Forlì, Italy

This distinguished estate, located near Forlì in the scenic Emilia-Romagna region of Italy, presents a unique opportunity to acquire a substantial property ideal for large families, luxury rental operations, or boutique hospitality ventures. Originally built as a classic country house typical of the Romagna area, the villa underwent a comprehensive and high-quality renovation in the mid-1980s. This transformation divided the main structure into two entirely separate and generous housing units, each spanning approximately 200 square meters across two floors (ground floor and first floor). This clever architectural division allows the property to function either as a grand single residence or as two distinct homes, providing exceptional flexibility and privacy for occupants.

Each of the two main housing units is designed symmetrically and offers spacious, well-appointed living quarters. On the ground floor of each unit, the layout includes a functional kitchen, a convenient service bathroom, a dedicated study, a formal dining room, and a large living room. A dedicated internal staircase

connects the ground floor to the upper level. The first floor of each unit is dedicated to the sleeping quarters, featuring three separate bedrooms, with the notable luxury that each bedroom boasts its own private en-suite bathroom. Therefore, based on the description, each 200 sqm unit provides three bedrooms and four bathrooms (three en-suites plus the ground-floor service bath). Across the two units, the main villa section offers a total of six bedrooms and eight bathrooms, providing extensive accommodation capacity.

The accommodation capacity is further expanded by the skillful conversion of the former stable building into additional living and utility spaces. The ground floor of the converted stable now hosts two substantial garages. These garages feature two openings each and are designed to accommodate a total of six to eight cars, offering secure and plentiful parking—a significant amenity. The first floor of the stable conversion has been cleverly utilized to create two separate loft apartments, each measuring approximately 70 square meters. These lofts are designed as open-plan spaces, featuring a combined kitchen and living room, along with a full bathroom. A staircase within each loft leads to a mezzanine level where an additional bedroom and a second bathroom have been created. This loft conversion adds a further two bedrooms and four bathrooms to the property's overall capacity, bringing the total number of bedrooms across the entire estate to eight (six in the main villa plus two in the lofts) and the total number of bathrooms is eleven (eight in the main villa plus four in the lofts).

The outdoor amenities and supplementary infrastructure are designed to support a luxurious and self-sufficient lifestyle. The estate sits within a vast, meticulously maintained 7,000 square meter garden. The centerpiece of the garden is the spectacular private swimming pool, measuring an impressive 20 x 9 meters. This area is fully equipped for leisure, featuring dedicated changing rooms and showers. For al fresco dining and entertainment, the garden includes an adjacent outdoor kitchen complete with a barbecue, perfectly situated for summer dinners and gatherings. Practical infrastructure is also fully duplicated for the two main villa units, with two separate laundries (one for each housing unit), two separate cellars, and two additional utility rooms. These utility rooms are currently used functionally, with one serving as a gym and the other as a hobby laboratory, offering immediate dedicated spaces for recreation and projects.

A key aspect of this sale is the provision regarding furniture. The property is being offered without furniture, allowing the new owner complete creative freedom to furnish the expansive spaces to their personal taste and requirements. However, the custom-made kitchens within the two main housing units are a significant exception and will remain with the property, providing high-quality, built-in culinary spaces from day one. This grand estate, with its multiple independent residences, generous acreage, extensive recreational facilities, and significant parking capacity, offers a rare and lucrative opportunity for a buyer seeking a large, adaptable, and income-generating property in the highly desirable and historically rich region of Romagna.

ABOUT THE AREA

Forlì is a significant city located in the Emilia-Romagna region of northern Italy, serving as the capital of the Province of Forlì-Cesena. Situated on the Via Emilia, the ancient Roman road that traverses the region, Forlì holds a strategic position and a deep historical roots that trace back to antiquity. While less famous than its regional neighbors like Bologna or Ravenna, the city is a vibrant hub known for its well-

preserved historical centre, its strong connection to modern Italian history, and its contemporary cultural life. The city offers an authentic Italian experience, often overlooked by mass tourism.

The city's urban landscape is a captivating blend of medieval, Renaissance, and rationalist architecture. The central square, Piazza Aurelio Saffi, is a magnificent example, dominated by the imposing Abbey of San Mercuriale with its stunning Romanesque bell tower. Forlì is also noted for its significant collection of rationalist architecture, dating primarily from the Fascist era when the city underwent considerable development due to its importance as the birthplace of Benito Mussolini. These buildings, including the former Casa del Mutilato and parts of the university campus, provide a unique architectural narrative that contrasts with its older, classical structures.

Forlì is also a center for art and culture, most notably through the Musei San Domenico. Housed in a beautifully restored medieval monastic complex, this cultural center regularly hosts major international art exhibitions, drawing visitors for its high-profile shows and its impressive permanent collection. The city's University Campus (part of the University of Bologna) also contributes to a dynamic and youthful atmosphere. Furthermore, its location places it centrally within Emilia-Romagna, providing easy access to the culinary delights of the region—famous for its pasta, cured meats, and exceptional wines—and the rich history of Ravenna to the east.

For air travel, Forlì benefits from its proximity to several airports in the Emilia-Romagna and Marche regions. The nearest and most directly linked airport is Forlì Airport (FRL), which has seen periods of renewed activity serving regional and low-cost carriers. However, for a wider selection of domestic and international flights, the primary hub is Bologna Guglielmo Marconi Airport (BLQ), located approximately 70-80 kilometers to the northwest. Additionally, Federico Fellini International Airport (RMI), serving Rimini and San Marino, is roughly 50 kilometers to the southeast, offering connections particularly suited for accessing the Adriatic coast.

MAiN FEATURES:

* 400m2 of living space
* 7000m2 plot
* 8 Bedrooms
* 11 Bathrooms
* Stunning Views
* Private Parking
* Private Pool
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* 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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Κοινά

Κρεβατοκάμαρες:	8
Μπάνια:	11
Τελειωμένα τετραγωνικά πόδια:	400 τ.μ
Μέγεθος αυλής:	7000 τ.μ

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Επιπλέον πληροφορίες

Link:	http://www.arkadia.com/UAJM-T3192/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	18703-es5554894