



Luxury 4 Bed Semi Detached Villa for Sale In Crevalcore Bologna Italy



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
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Στοιχεία καταχώρησης

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Τοποθεσία

Χώρα:	Italy
Ταχυδρομικός κωδικός:	40014
Δημοσιεύθηκε:	10/06/2026

Περιγραφή:

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Esales Property ID: es5555080

575 Via dei Mari
Crevalcore
Bologna
40014
Italy

Luxury 4-Bed Villa for Sale | Borgo Sammartini, Crevalcore, Bologna, Italy

Nestled in the heart of the lush, sun-drenched Emilian countryside, this exceptional semi-detached villa offers a rare combination of modern luxury, expansive natural beauty, and ultimate privacy. Located within the exclusive, historic Borgo Sammartini hamlet near the town of Crevalcore, the property is wrapped in an idyllic landscape of centuries-old poplars and manicured lawns.



Conceived as a peaceful, nature-focused sanctuary, Borgo Sammartini provides an enviable lifestyle where families can thrive in a secure, tranquil environment away from the city's frantic pace. This residence perfectly captures the essence of sophisticated Italian country living, making it a spectacular permanent home or a prestigious holiday retreat in the rich Bologna province.

Property Key Features

- * Internal Living Space: Approximately 230 sq m across three beautifully appointed storeys.
- * Bedrooms & Bathrooms: 4 spacious bedrooms and 3 fully equipped bathrooms.
- * Private Gardens: 180 sq m of private outdoor space with seamless indoor-outdoor flow.
- * Outbuildings: A 16 sq m private garden house situated within the communal park.
- * Luxury Swimming Pool: A massive 20 m × 10 m outdoor pool (25% ownership share).
- * Communal Grounds: 5,000 sq m of pristine, shared land surrounding the pool area (25% ownership share).
- * Parking: Two dedicated private parking spaces included.
- * Condition: Built to exacting standards in 2009 and meticulously maintained in excellent condition.

Architectural Layout & Elegant Living Spaces

Spanning three expansive floors, the villa's architecture emphasizes bright, airy interiors, premium finishes, and large windows that frame the surrounding Italian landscape.

Ground Floor: The Heart of the Home (Approx. 80 sq m)

The entrance opens into a grand, light-filled living room designed for high-end relaxation and entertaining. Expansive glazing spans the walls, offering beautiful views and direct access to both the front and rear private gardens. Independent from the living area is a spacious, separate kitchen built for the culinary enthusiast. This floor is completed by a versatile private study—perfect for a home office—and a discreet, practical storage area.

First Floor: The Private Quarters (Approx. 80 sq m)

Ascending to the first floor, the residence transitions into a dedicated sleeping sanctuary. This level accommodates four well-proportioned bedrooms, each designed to capture natural light and tranquil country vistas. The bedrooms are serviced by two large, modern family bathrooms featuring contemporary fixtures.

Basement Level: Recreation & Utility (Approx. 70 sq m)

The lower level is a highly functional, fully converted space that maximizes the villa's footprint. It features an additional comfortable living area, ideal for a media room or a teenage retreat. Organization is effortless thanks to a walk-in wardrobe complete with bespoke fitted storage. This level also includes a third fully equipped bathroom that doubles as a laundry room, a dedicated utility room, and an innovative external light well that pulls natural light deep into the lower floor.



Elite Grounds, Amenities & Shared Ownership

What elevates this villa above a standard countryside home is the extensive infrastructure that forms Borgo Sammartini. The sale represents 100% full ownership of the 230 sq m house, its 180 sq m private gardens, two allocated parking spaces, and the 16 sq m garden house (perfect for storing bicycles, wine, and gardening tools).

Additionally, the new owners acquire a legal 25% share of the ultra-exclusive communal amenities. This includes the massive 20 m × 10 m swimming pool, beautifully fitted with luxury loungers and parasols for sunbathing and long, relaxed poolside evenings. The pool sits within 5,000 sq m of lush communal parkland, complete with shaded picnic spots and a dedicated football pitch where children can play safely outdoors.

Strategic Location & Exceptional Connectivity

While providing a quiet, restorative retreat focused on nature, the villa remains exceptionally well-connected to local necessities and major Italian cultural hubs.

* Crevalcore Centre (2.5 miles away): A short drive brings you to the heart of Crevalcore, offering access to supermarkets, boutique shops, cafes, local restaurants, kindergartens, primary schools, and the central train station.

* Regional Transit: The town's train line provides effortless, traffic-free access into downtown Bologna in under 30 minutes.

* Air Travel: For international travel, Bologna Guglielmo Marconi Airport (BLQ) is just 25 miles away, allowing owners and guests to travel from the airport terminal to the villa doors in a convenient 30-minute drive.

* Exploring Italy: The property's central location in northern Italy makes day-trips remarkably straightforward. The romantic city of Verona is only 60 miles away, the historic masterworks of Florence and Venice are within 90 miles, and the fashion capital of Milan is an easy 120-mile drive.

ABOUT THE AREA

Crevalcore is a charming, historic town and comune situated on the fertile Bolognese plain in the Emilia-Romagna region of northern Italy. Located roughly 30 kilometers northwest of the vibrant city of Bologna, this peaceful community of roughly 13,500 residents offers an authentic taste of rural Emilian life. The town is deeply rooted in agriculture, yet it sits seamlessly within one of Italy's most economically dynamic and culturally rich provinces.

Stepping into the historic center of Crevalcore reveals a traditional Roman castrum layout, characterized by a grid of streets centered around a main square. Walking through the town, visitors will encounter beautiful porticoes and historic architecture, though some prominent landmarks—such as the Palazzo Comunale and the local theater—have undergone extensive restoration following a major regional earthquake in 2012. The surrounding countryside is uniquely dotted with magnificent noble villas locally referred to as 'castles,' including the stunning 16th-century Villa Ronchi and the Castle of Palata Pepoli, which echo the area's wealthy past.



Beyond its architectural allure, Crevalcore boasts a proud cultural heritage and a passion for local eccentricities. It is home to the Leo Preti Civic Museum, which holds the title of the smallest puppet museum in the world, housing a beautiful collection of historic handcrafted puppets. The town is also highly appealing to outdoor enthusiasts, featuring an expansive network of walking and cycling paths that wind through the scenic countryside, connecting historic churches and local vineyards.

For travelers, the nearest airport is Bologna Guglielmo Marconi Airport (BLQ), located approximately 25 kilometers to the southeast. A drive from the airport to the town center takes around 30 minutes via regional roads. Alternatively, Crevalcore is well-connected by a direct train line, making it possible to travel comfortably from Bologna's central station to the heart of the village in just under 30 minutes.

MAiN FEATURES:

- * 230m² of living space
- * 5000m² plot
- * 4 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Garden
- * Pool
- * Private Parking
- * 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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Κατάσταση: Excellent

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	230 τ.μ
Μέγεθος αυλής:	5000 τ.μ

Lease terms

Date Available:

Contact information

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