



## listing



## Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

## Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 2,336,743.58 |

## Locatie

|                             |                |
|-----------------------------|----------------|
| Aanbevolen Auto Onderdelen: | Italy          |
| Staat/Regio/Pronvincie:     | Emilia-Romagna |
| Plaats:                     | Sestola        |
| Geplaatst:                  | 08-01-2025     |
| Omschrijving:               |                |

In the Apennines of Emilia Romagna, in the most important ski town of the province of Modena, there is this splendid 670-sqm property with a private 1,840-sqm garden for sale, featuring ceilings with exposed beams, oak floors and stone walls. This recently renovated estate has retained its 1930s structure and has 4 levels. In the basement, there are 5 rooms, four of which are used as a tavern with exposed walls and one used as a laundry room. On the ground floor, the living area offers a big reception room with a kitchen, two living rooms, and a guest bathroom. On the upper level, we find a sleeping area with 4 double bedrooms and 4 bathrooms, and a 14-sqm panoramic terrace. On the top floor are two big rooms and a double bedroom with a mezzanine in the turret. The 1,840-sqm private park is a true natural oasis with a variety of trees and plants that create a rustic and refined atmosphere. This splendid villa for sale in the heart of the Emilian Apennines is the perfect place to explore one of the most fascinating naturalistic areas of the country, and it is close to towns such as Bologna and Modena. Ref: 10367  
<https://www.lionard.com/charming-villa-surrounded-by-nature-in-the-province-of-modena.html>

|          |      |
|----------|------|
| Gebouwd: | 1930 |
|----------|------|

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Badkamers:                  | 5                  |
| Afgewerkte vierkante meter: | 671 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|



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## Building details

Parking: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/RLHP-T2189/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RLHP-T2189/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10367

