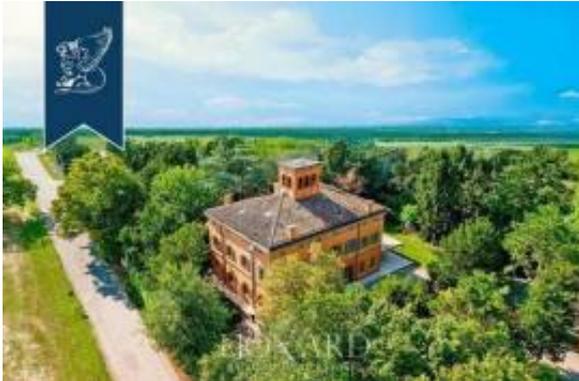




## listing



### Agent Info

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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 3,800,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Emilia-Romagna
Plaats:	Modena
Geplaatst:	28-08-2025

### Omschrijving:

Just outside Modena, this magnificent 19th-century villa combines timeless elegance with modern comfort. Built in 1850 as a manor house, the property spans 600 sqm across three floors and is set within a one-hectare park of centuries-old trees, manicured paths and tranquil corners. A recently built infinity pool, fitness area, internal lift and photovoltaic system highlight the estate's seamless blend of heritage and functionality. Carefully restored, the villa preserves its historical value with frescoed ceilings, original floors and decorative details, while structural reinforcements ensure durability. The ground floor features elegant reception rooms, a study and a spacious kitchen opening onto the garden. The first floor houses large bedrooms with renovated bathrooms, while the second floor offers flexible space ideal for guests or additional units. Currently divided into two independent residences, it is perfectly suited for large families or boutique hospitality. The park enhances the property with shaded walkways, a 15x5 m pool with pergola and technical facilities, plus garages and storage. Located just 4 km from Modena's centre and close to Ferrari's world and Emilia's gastronomic treasures, this villa is a rare opportunity to live history with modern luxury. Ref: 14363 <https://www.lionard.com/historical-villa-with-pool-surrounded-by-nature-near-modena.html>

Gebouwd:	1850
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### Algemeen

Badkamers:	6
Afgewerkte vierkante meter:	6000 m <sup>2</sup>

### Room details

Total rooms:	10
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## Building details

Parking: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/RLHP-T3038/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RLHP-T3038/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 14363

