



## Haven of peace in Italy



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 693,136.57

### Location

Country: Italy  
State/Region/Province: Emilia-Romagna  
City: Prignano sulla Secchia  
ZIP code: 41048  
Posted: Feb 08, 2024

### Description:

Discover a magical place, calm and full of history in the middle of a vast wooded area and a sublime English garden! This beautiful mansion dating from the 1900s is built according to the architectural plans of the time. On the ground floor you will discover a large dining room filled with charm thanks to the various frescoes, a fully equipped kitchen, a large bedroom, a laundry room. On the 1st floor, discover four beautiful bedrooms offering beautiful volumes, a large bathroom and a storage room. The floors have all been renovated with local stones and terracotta. Finally, the second floor has 5 large attic rooms. The roof and supporting structures have been completely revised, with concrete beams, and are unfinished, so they can be adapted according to individual needs. Outside we have an annex of more than 240 square meters on two levels and another storage room (43 m<sup>2</sup>) with a garage of 43 square meters. The property also includes arable land of more than 13,000 square meters, bordering the property. Just 30 minutes away by car we find Sassuolo/Modena, the Ferrari factories, and an hour's drive away is Bologna (with its own international airport), the capital of this beautiful region. Nature, art, gastronomy and wine, sports and bikers are the masters in these lands which are also very well accompanied by the generous hospitality of the inhabitants.

Built: 1890

### Common

Bedrooms: 5  
Bathrooms: 2  
Finished sq. ft.: 615 sq m



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Lot Size: 2300 sq m

## Room details

Total rooms: 11

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 315

## Building details

Parking: Yes

Number of Garages: 1

Number of Floors: 3

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/NHIQ-T112/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/NHIQ-T112/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 3\_0758

