



Stunning 3 Bedroom Italian House for Sale in Sparvo Bologna



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 87,123.1

Location

Country:	Italy
State/Region/Province:	Emilia-Romagna
ZIP code:	40035
Posted:	May 14, 2025
Description:	Stunning 3 Bedroom Italian House for Sale in Sparvo Bologna Italy

Esales Property ID: es5553728

Property Location

Via Palazzo 28
Sparvo
Castiglione dei Pepoli
Bologna
40035
Italy

Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Rustic Farmhouse, a few kilometres from the Badia A1 BO-FI exit, in a quiet and panoramic area, This is



a three-level house.

Living area, entrance to the sitting room with fireplace, eat-in kitchen, dining room, bathroom. Sleeping area two bedrooms, bathroom, on the first floor, second and last floor, hallway, utility room, large living room for relaxing moments and a double bedroom.

Adjacent to the property we have a large garden with a stone cottage above it which can be used as an outbuilding. The current owners installed a brand new heating system (in 2021) which is powered by a new good quality pellet burner and therefore the energy certification will need to be adjusted given the greater efficiency. The property will be sold fully furnished—and high-speed internet connection.

ABOUT THE AREA

The village of Sparvo belongs to the municipality of Castiglione dei Pepoli, in the province of Bologna, region Emilia-Romagna. The village of Sparvo is 5,23 kilometers far from the same town of Castiglione dei Pepoli to whom it belongs. Castiglione dei Pepoli is a comune in the Metropolitan City of Bologna, Emilia-Romagna, Italy, located about 40 kilometres southwest of Bologna. It takes its name from the Pepoli noble family of Bologna. Asteroid 400193 Castión was named after the city by its dialectal name.

Fusing haughty elegance with down-to-earth grit in one beautifully collonaded medieval grid, Bologna is a city of two intriguing halves. One side is a hard-working, high-tech city located in the super-rich Po valley where suave opera-goers waltz out of regal theatres and into some of the nation's finest restaurants. The other is a bolshie, politically edgy city that hosts the world's oldest university and is famous for its graffiti-embellished piazzas filled with mildly inebriated students swapping Gothic fashion tips.

No small wonder Bologna has earned so many historical monikers. La Grassa (the fat one) celebrates a rich food legacy (ragù or bolognese sauce was first concocted here). La Dotta (the learned one) doffs a cap to the city university founded in 1088. La Rossa (the red one) alludes to the ubiquity of the terracotta medieval buildings adorned with miles of porticoes, as well as the city's long-standing penchant for left-wing politics. The property is only a 45 min drive from Florence.

MAiN FEATURES:

- 213m2 of living space
- 110m2 plot
- 3 Bedrooms
- 2 Bathrooms
- Private Parking
- Stunning Views
- Private Garden
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants (10 minutes by car)
- 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



Contact us today to buy or sell property in Italy fast online

Common

Bedrooms: 3
Bathrooms: 2
Finished sq. ft.: 213 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T2028/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5553728

