



Luxury 5 Bed Country Villa for Sale In Salsomaggiore Parma



Agent Info

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Listing details

Property for:	Sale
Price:	USD 813,020.93

Location

Country:	Italy
Address:	SALSOMAGGIORE
ZIP code:	43039
Posted:	Oct 19, 2025

Description:

Luxury 5 Bed Country Villa for Sale In Salsomaggiore Parma Italy

Esales Property ID: es5554828

Property Location

SALSOMAGGIORE
EMILIA ROMAGNA, ITALY, PROVINCE OF PARMA
43039
Italy

Property Details

An Exclusive Historical Estate: Luxury 5-Bedroom Villa for Sale in Salsomaggiore Terme, Parma, Italy

FOR SALE: A Historic Masterpiece on the Via del Sale – Five Acres of Private Park, Lake, and Unparalleled Italian Grandeur.



This is a rare opportunity to acquire an extraordinary luxury country villa in the sought-after spa region of Salsomaggiore Terme, within the province of Parma, Italy. This historic, superb mansion is more than just a residence; it is a profound connection to the region's rich past, offering a unique retreat where the vibes of the past embrace the vitality of present days. Immersed in an extensive private park of approximately three hectares (over seven acres), the estate promises seclusion, natural beauty, and a lifestyle defined by Italian elegance and history. This property is truly a unique retreat for connoisseurs seeking depth, space, and a premium location in Northern Italy.

A Setting Rooted in History and Nature

The villa's location is arguably its most distinctive and desirable feature. It stands proudly on the Salsominore Hills, a serene and elevated area that offers spectacular views and clean air, yet remains a stone's throw from the cultural and wellness hub of Salsomaggiore Terme.

The estate is situated along the ancient 'Via del Sale' (the Salt Trail), a historic route traversed since Roman times to transport the region's valuable salt. Remarkably, the original trail is still visible and fully explorable from the property. This historical connection is amplified by a private path that leads directly from the villa grounds to the traditional saltworks—the very source of the wealth and fame that established Salsominore and Salsomaggiore as two of the most flourishing thermal centers in Europe. Owning this property means owning a tangible piece of Italian history, offering a daily reminder of the land's enduring importance and heritage.

The grounds themselves are a breathtaking extension of the villa's luxury. The vast, three-hectare park is a meticulously maintained oasis featuring secular trees that provide deep shade and privacy, along with a charming little lake that adds to the tranquil, idyllic atmosphere. The estate's substantial acreage also includes a spacious yard perfect for gatherings, and a productive orchard, offering the joy of fresh, seasonal produce right outside your door. The immense, mature parkland creates a private, natural barrier, ensuring maximum seclusion and peace.

The Historic Mansion: Spaciousness and Charm

The villa itself is a testament to historic grandeur, offering vast spaces that have been thoughtfully preserved and updated for contemporary living. Spanning three floors, the mansion provides generous dimensions and a flexible layout, ideal for a large family, multi-generational living, or an exclusive boutique hospitality venture.

* **Accommodation:** The residence features a total of five spacious bedrooms, ensuring ample room for residents and guests. This generous capacity is complemented by three full bathrooms, designed for comfort and convenience across the different floors.

* **Living and Entertaining:** The villa boasts wide spaces for both formal and informal living. The layout includes two separate kitchens, offering incredible flexibility—whether for catering large events, maintaining staff kitchens, or setting up dedicated culinary spaces on different levels of the home.

* **Indoor-Outdoor Flow:** The magnificent setting is brought into the home through an amazing terrace that offers commanding, uninterrupted views over the surrounding park and nature. This elevated space is



perfect for al fresco dining, morning coffee, or simply enjoying the sunset over the Apennine foothills.

A Lifestyle of Wellness and Gastronomy

Owning this property is not just an investment in Italian real estate; it is an investment in a world-renowned lifestyle. The mansion's proximity to Salsomaggiore Terme means immediate access to its famous thermal treatments and the elegant Art Nouveau architecture that defines the town. Residents can benefit from the therapeutic qualities of the spa waters, which have drawn royalty and connoisseurs for decades.

Furthermore, the villa is situated in the heart of the Parma province, the undisputed epicentre of Italian gastronomy. Residents are perfectly positioned to enjoy the finest regional produce, from Prosciutto di Parma and Parmigiano Reggiano to local wines, making this a true paradise for food lovers. The estate's own orchard and surrounding natural environment encourage a life of self-sufficiency and deep engagement with the Slow Food culture of the region.

This property encapsulates the finest aspects of Northern Italian country living: historical significance, immense private grounds with unique features like the lake and salt path, and a superbly spacious mansion ready to welcome its next custodian. The combination of its historical narrative, luxury amenities, and prime location makes this five-bedroom villa a truly unique and compelling offering on the Italian real estate market.

ABOUT THE AREA

Salsomaggiore Terme is an elegant spa town nestled in the rolling green hills of the Emilia-Romagna region of Italy, approximately 35 kilometers west of Parma. The town's reputation and name—"Terme" meaning baths—are intrinsically linked to its natural mineral springs, which produce highly therapeutic saline-bromo-iodic waters. This valuable resource was first systematically studied in the 19th century by local physician Lorenzo Berzieri, leading to Salsomaggiore's transformation from a modest settlement into one of Europe's most exclusive and sought-after wellness destinations during the late 19th and early 20th centuries. The town remains a leading center for thermal treatments, utilized for various health and wellness purposes.

The legacy of Salsomaggiore's Belle Époque glory is vividly expressed through its stunning architecture, which represents one of Italy's finest concentrations of Liberty (Italian Art Nouveau) and Art Deco style. The most famous landmark is the spectacular Palazzo delle Terme Berzieri, a monumental spa building named after the pioneering doctor. Completed in 1923 and decorated by the Florentine artist Galileo Chini, this palace is a masterpiece, blending Art Nouveau motifs with Oriental and Art Deco influences. The architectural elegance extends throughout the town, with numerous grand hotels, stately villas, and public buildings—such as the Palazzo dei Congressi—showcasing intricate decorative details like wrought iron, majolica tiles, and elaborate carvings, creating an open-air museum of early 20th-century design.

Beyond its thermal and architectural prestige, Salsomaggiore Terme serves as a great base for exploring the rich cultural and gastronomic landscape of the Province of Parma. It is located close to other



medieval strongholds and castles, including the nearby Castello di Tabiano and the ancient Castello di Scipione dei Marchesi Pallavicino, which offer a journey into the region's noble history. Furthermore, the town is ideally situated for immersing oneself in the renowned food and wine traditions of Emilia-Romagna, a region celebrated globally for culinary excellence, being within easy reach of the home of Parmigiano Reggiano, Prosciutto di Parma, and other delicacies.

For international visitors, Salsomaggiore Terme is well-connected despite its peaceful, inland location. The nearest airport is Parma Airport (PMF), which is approximately 30 kilometers away, though it offers a limited number of regional and seasonal connections. For broader international access, travelers typically use larger hubs such as Milan Linate Airport (LIN) and Bologna Guglielmo Marconi Airport (BLQ), both located around 110 kilometers away and offering extensive flight options across Europe and beyond. The town is also accessible by train via the nearby major railway junction at Fidenza, which offers regional and intercity services.

MAiN FEATURES:

- * 450m² of living space
- * 30000m² plot
- * 5 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * 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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Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	450 sq m

Lease terms

Date Available:

Contact information

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