



Bomporto, listen to the silence of the countryside and the flow of the river



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: EUR 550,000

Location

Country: Italy
 State/Region/Province: Emilia-Romagna
 City: Bomporto
 ZIP code: 41030
 Posted: Feb 10, 2026

Description:

Just steps from the quiet bend of the Panaro River, where the echo of ancient river trade still seems to whisper through the waters, lies a unique opportunity: not simply a house, but a small private "borgo" in the heart of Bomporto.

It consists of two distinct buildings situated on a single, fascinating plot, offering a rare combination of immediate comfort and future potential.

The beating heart of the property is the main residence, welcoming and already perfectly lived-in. Spread over two floors, it features five rooms that breathe the warmth of a cherished home. On the ground floor, the living room with its fireplace invites conviviality and opens onto a spacious shaded porch, complete with a barbecue area ideal for contemplating the property's "green kingdom": a generous garden, brought to life by the swimming pool—a true oasis of peace. A large garage and a decidedly welcoming bathroom complete this level.

Moving to the first floor, the kitchen boasts a private terrace with a staircase descending directly into the garden, making outdoor meals a pleasant habit. This floor also hosts a dining room, two warm, comfortable, and inviting bedrooms, and a second bathroom, completing a space that is already ready to be loved.

However, it is in the second building that the property reveals its most versatile character and its potential as an investment. The ground floor is a hub of utility and possibility: it houses two spacious garages, two large cellars, and an independent mini-apartment complete with a bedroom, bathroom, and living area, perfect for guests or short-term rentals.



Going up, the first floor presents itself as a "blank canvas" waiting to be shaped: six rooms, a large living room with kitchen space, and a storage room await completion and definition—or subdivision—according to one's needs. They are ideal for creating a spacious second home for the family, an annex for guests, a professional studio, or rooms for a future B&B business. At the top, a bright attic with a bathroom offers further precious reclaimed space.

Within the more than 2,500 square meters of land, space is found not only for the pool but also for a small tool shed and a separate little building of about 50 square meters located at the edge of the property—a secret corner where one can cultivate their own hobbies.

A true treasure is the unbreakable bond with the territory surrounding the homes: the town with all its services close at hand, the countryside with its tranquility, and the river just a few steps away, all within an emotional continuity of history, nature, and quiet.

This complex therefore represents a rarity: a place of ancient charm where comfort, unlimited space, and a legacy waiting to be shaped blend into an unrivaled offer.

Condition: Good

Common

Finished sq. ft.: 378 sq m
Lot Size: 2500 sq m

Utility details

Heating Fuel: Gas

Building details

Outdoor Amenities: Pool
Number of Floors: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/DBMR-T615/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: v003243



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