



Rif. 1437



Lionard S.p.A.

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## Piacenza Holiday farm with pool for sale in Emilia Romagna



### DESCRIPTION

This **holiday farm for sale** is located on a hilly area in the province of **Piacenza**, in **Emilia Romagna**.

This estate is easily accessible from the main cities of the region and from Milan, and enjoys an untouched setting, surrounded by a natural reserve of high quality for its landscape, culture and history.

This **farmhouse** dates back to the early 1900s and has been finely renovated. The complex is composed of a main building for tourist accommodation, a house, a building with the spa, a swimming pool with a gazebo, and some other technical and storage facilities. The internal courtyard is entirely fenced and is characterized by a fine lawn.

The main **villa** is spread over three levels and can accommodate up to 14 people. On the ground floor there is the kitchen and breakfast room, and a double bedroom; on the first floor there are a sitting room and two double bedrooms, while the second floor is home to three bedrooms, including a large

suite. Every bedroom has its private bathroom.

The building is characterized by high-quality finishings, with particular attention to the choice of sustainable and eco-compatible materials. The same culture of respecting the environment while giving the utmost care and attention to guests is behind the furniture and textiles chosen for the rooms. The house adjoining the main property features two levels: the ground floor is home to the living area, with a living room, dining room and kitchen, while on the first floor there are two bedrooms, a bathroom and a storage closet.

The spa is equipped with a salt cave, an infrared sauna, a Turkish bath, an emotional shower, and a jacuzzi.

This holiday farm is surrounded by around 13.5 hectares of land which include vegetable, herb and cereal crops, and vineyards.

The vineyard is over 1-hectare big and produces around 8,000 bottles of wine annually. This includes Brut classic, organic Brut classic, organic aromatic sparkling wine and organic white wine. It is easily possible to increase this production by doubling its size.

There is also a 1-hectare magnificent lavender field of outstanding beauty, which also produces organic essential oil, honey and cosmetic products.

This **property for sale's** 1-hectare orchard produces local apples, pears, plums and cherries, but there are also a chestnut grove and other forest areas.

## TECHNICAL DETAILS

### LOCATION

**Piacenza** and its province are located in the heart of the **Po Valley**, on the right side of the river and are surrounded by sweet hills. Its position halfway between the valley and Milan has always been strategic and has made it an important railway and highway center.

The city's thousand-year-old history has given a big contribution in creating its important artistic heritage. Its several noble and bourgeois palaces have given it the name of “city of palaces” par excellence.

Piacenza's neighboring territory is characterized by many hills and mountains, with valleys featuring wonderful natural sights and lovely **luxury villas**.

Region: Emilia Romagna

Province: Piacenza

Type: farmhouse - villa with swimming pool – holiday farm

Internal surface: 383.4 m<sup>2</sup>

External surface: 13.5 hectares

Vineyard: 1 hectare

Lavander field: 1 hectare



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Orchard: 1 hectare  
Chestnut grove: 1,2 hectares  
Swimming pool  
Wellness centre

Piacenza 50 km - Parma 80 km - Bologna 160 km - Verona 170 km - Milan 120 km - Lake Garda  
135 km - Genoa 200 km

Rif.: 1437

**Price: 1,100,000**



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## PROPERTY PHOTOS



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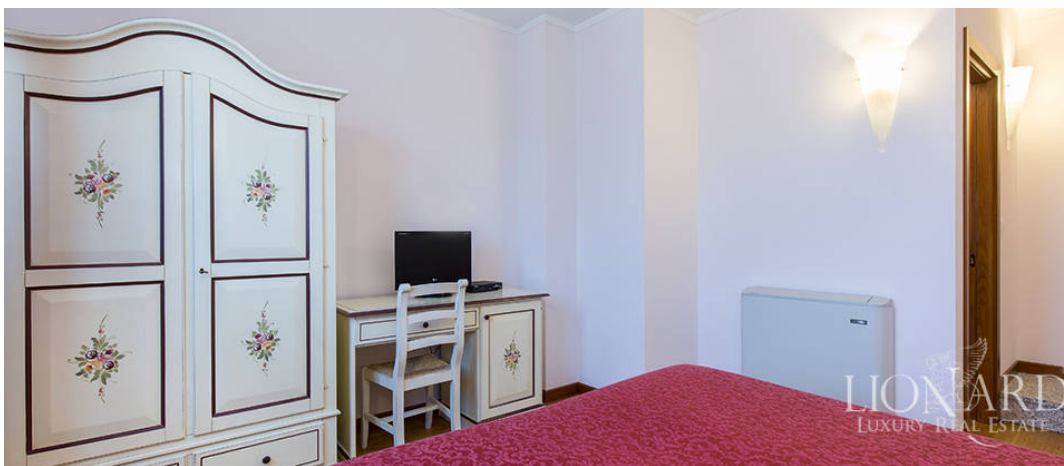
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