



Rif. 3708



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## Bologna

# Magnificent villa for sale near Bologna



### DESCRIPTION

Just fifteen kilometers from the city of **Bologna**, in **Emilia Romagna**, there is this charming villa from the **late 17th century for sale**.

This elegant estate measuring 1,123 m2 is accessed from an enchanting paved avenue framed by over 500 cypresses winding up the hill where this property is located, which offers a spectacular 360-degree view over the surroundings. A big park measuring approximately 1 hectare and accessible from some stairs connecting it to the patio surrounds this estate, protecting its privacy with tall trees and pleasantly-scented plants. This property also includes 15 hectares of agricultural land.

This **villa for sale** has three floors: the ground floor, first and second; but there is also a lower-ground floor which is home to a cellar, and an attic. The last significant refurbishment on this building was done in the 1970s by a famous architect and town planner from Bologna.

The ground floor features a loggia with arches, rib vaults and Venetian floors, while the floors in the double-sized hall, study, dining room, and kitchen are tiled with Tuscan cotto.

Four working fireplaces adorn the living area, which also features ceilings that approximately 5 metres high and have wooden beams.

By going up a barrel-vaulted stairwell, you will reach the first floor, home to the sleeping area and its six spacious bedrooms and their bathrooms.

The stairwell then goes up to the last floor, the loft. This is a spacious floor featuring an independent apartment with a very warm and welcoming atmosphere thanks to the roof, which has big exposed wooden beams.

This **luxurious villa** also has four independent units, which may be easily destined to different purposes.

## TECHNICAL DETAILS

### LOCATION

Emilia Romagna lies between the River Po to its north and the Apennine Mountains to its south. It is one of the most fertile and productive regions of Italy, thanks to the mitigating effect the Adriatic Sea has on its coastal climate.

The diversity between the mountains and sea offers visitors to **Emilia Romagna** breathtaking views, in addition to beauty for both the eyes and spirit, with a mixture of earthy colors, aromas, music, arts and cinema.

Those who love the sun, the sea and entertainment choose the Romagna Riviera. It has the longest beach in Europe, and you can also enjoy its sport offerings and leisure facilities. Towns such as Rimini, Riccione and Cattolica are highly-outfitted for tourist reception, emphasizing relaxation and fun.

You could then enjoy the beautiful landscape of the Apennines, or visit the area between Parma and Piacenza which is ideal for horseback riding or hiking through its stunning parks and wonderful nature reserves. There is also room for wellness with several thermal spas, the most important of which are in Salsomaggiore and Bagno di Romagna.

This area is full of attractions and conveniences, and it is home to some stunning **dream villas and refined estates**.

Region: Emilia Romagna  
Province: Bologna  
Municipality: Zola Predosa

Type: luxury villa

Internal surface: 1,123 m<sup>2</sup>  
External surface: 16 hectares

3 floors  
Cellar  
Attic  
Park: 1 hectare



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4 outbuildings

Bologna 15 km – Ravenna 100 km – San Marino 145 km – Florence 115 km – La Spezia 200 km

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**Price: On Application**



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## PROPERTY PHOTOS



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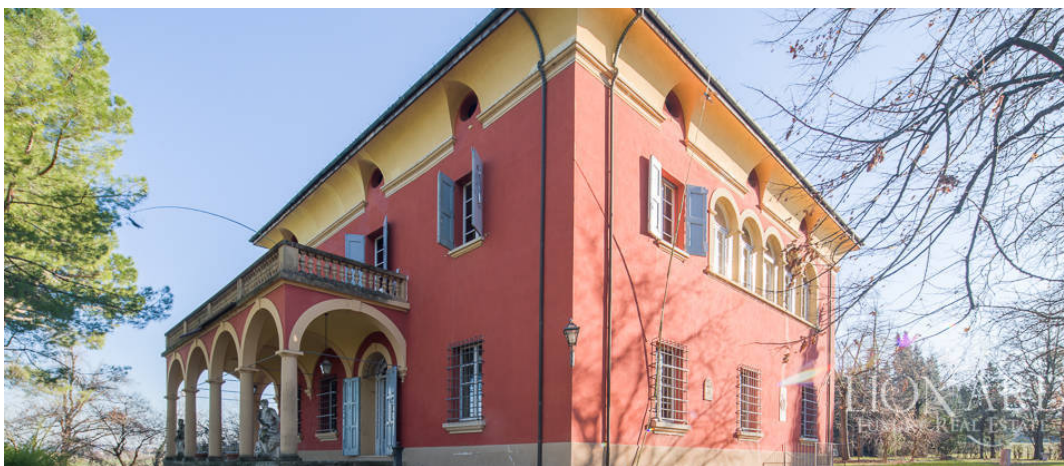
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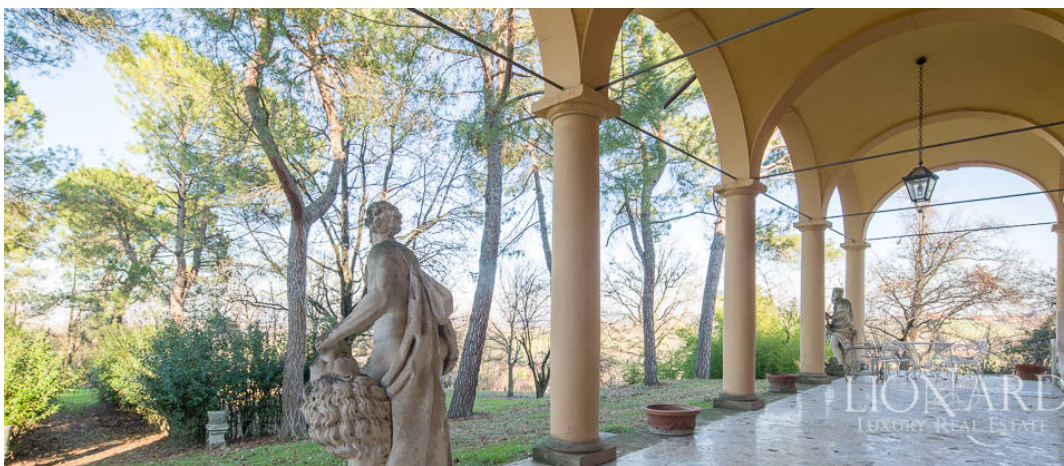
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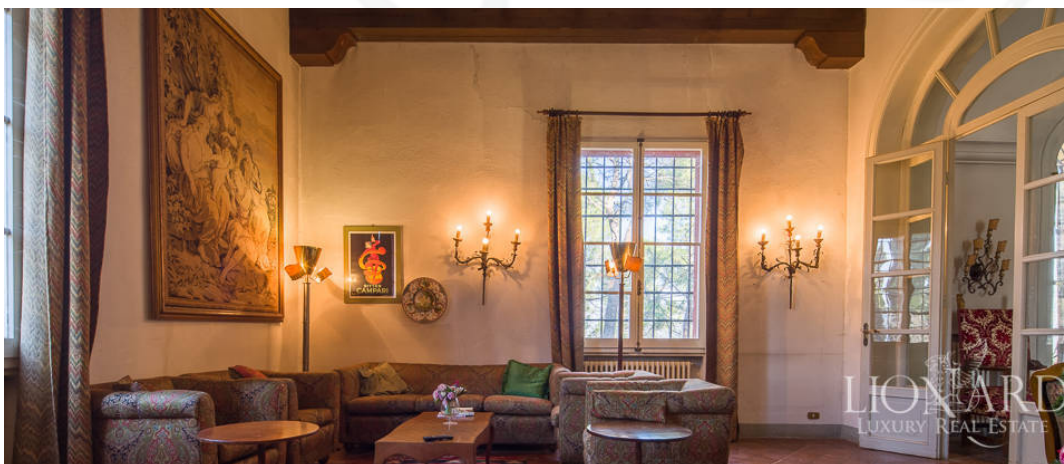
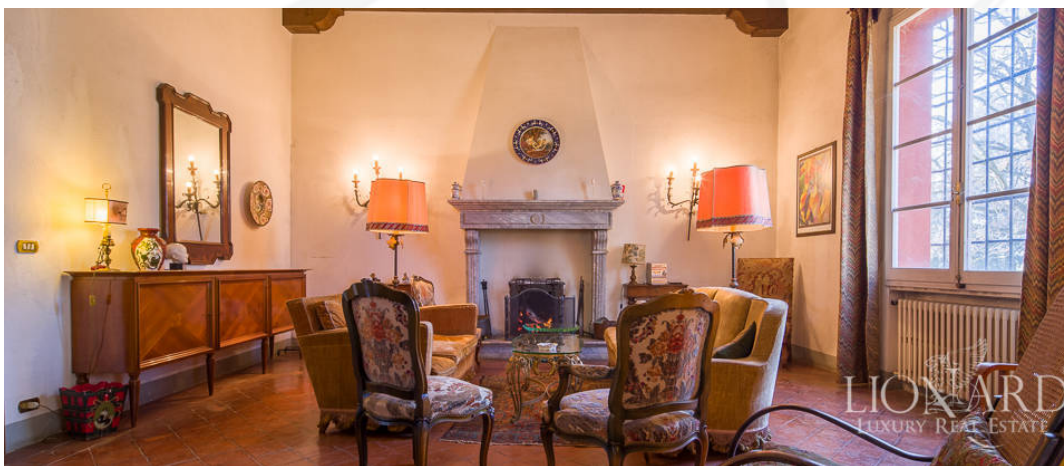
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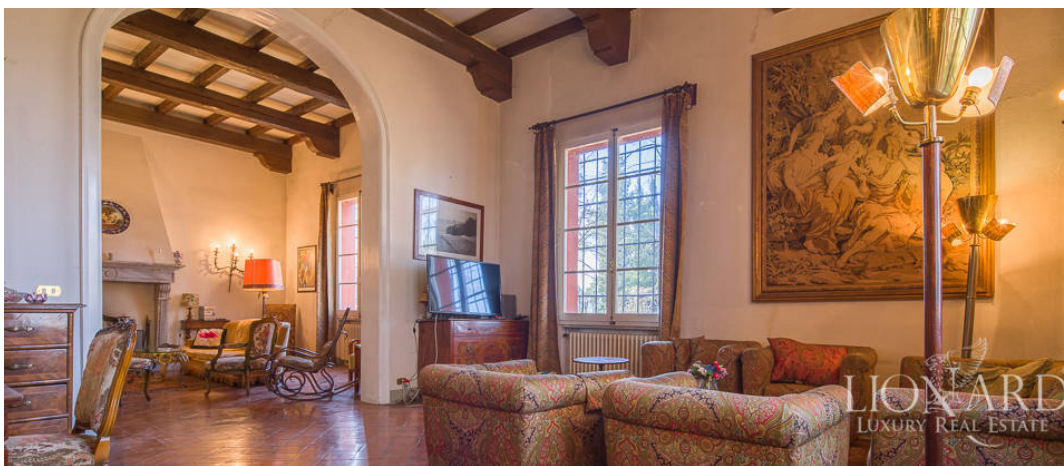
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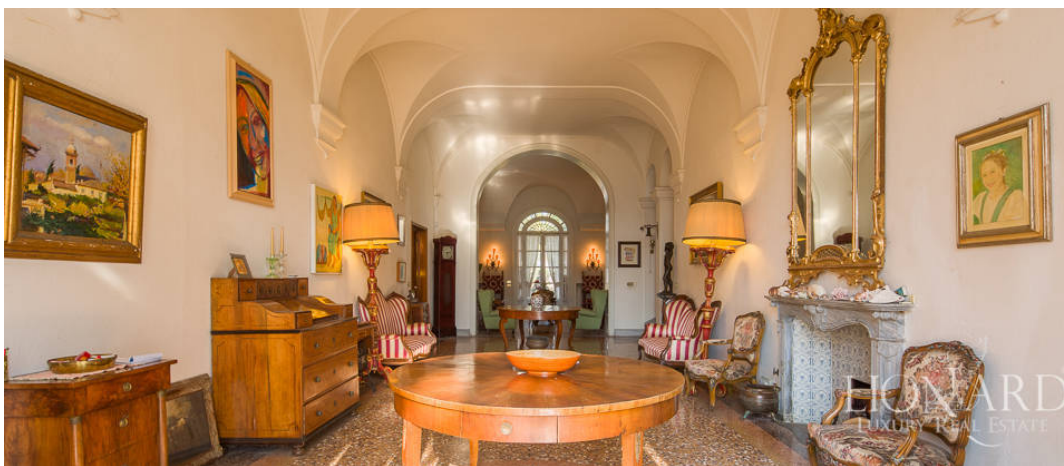
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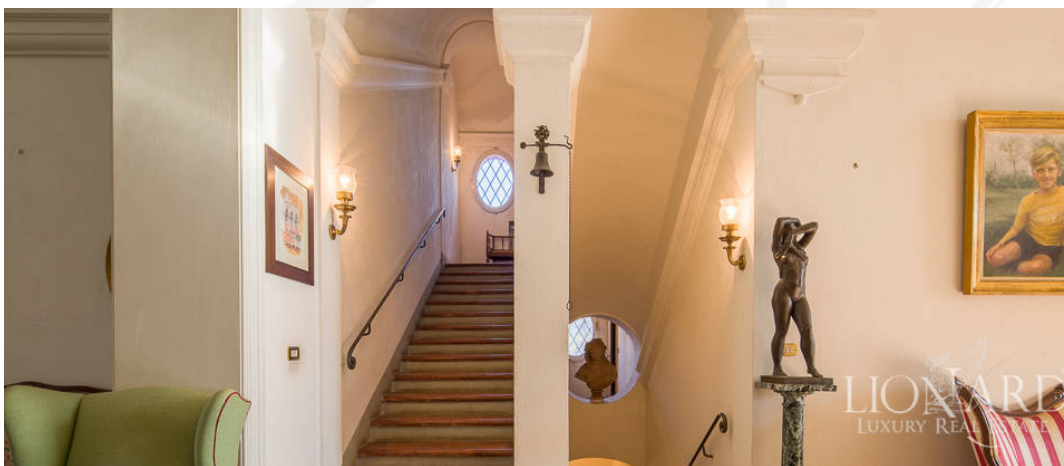
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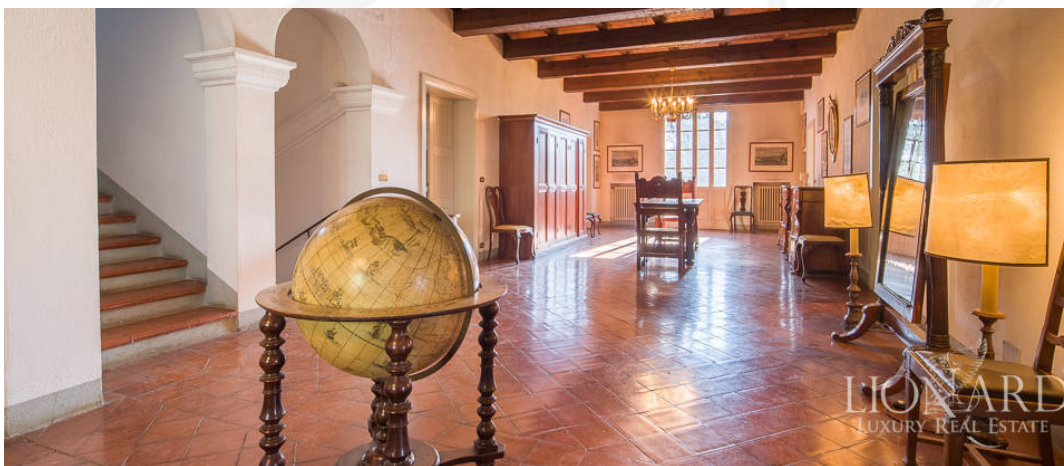


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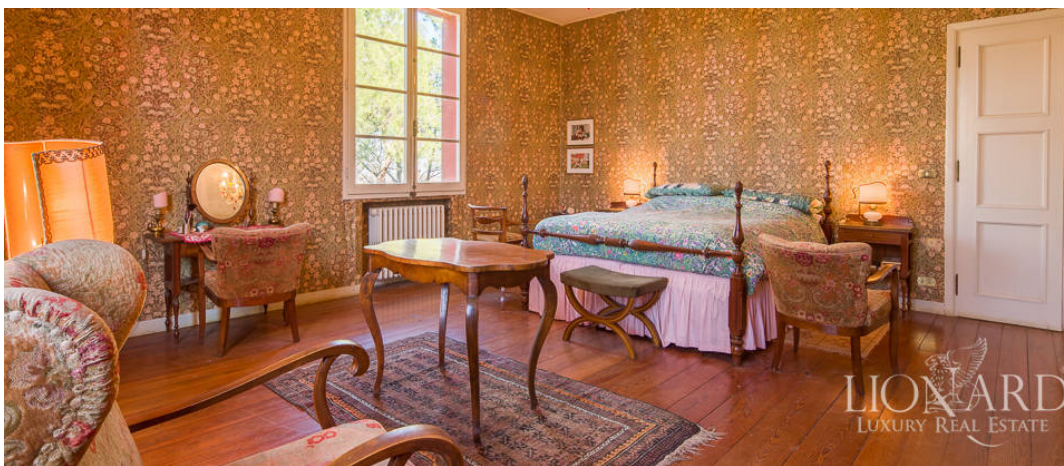
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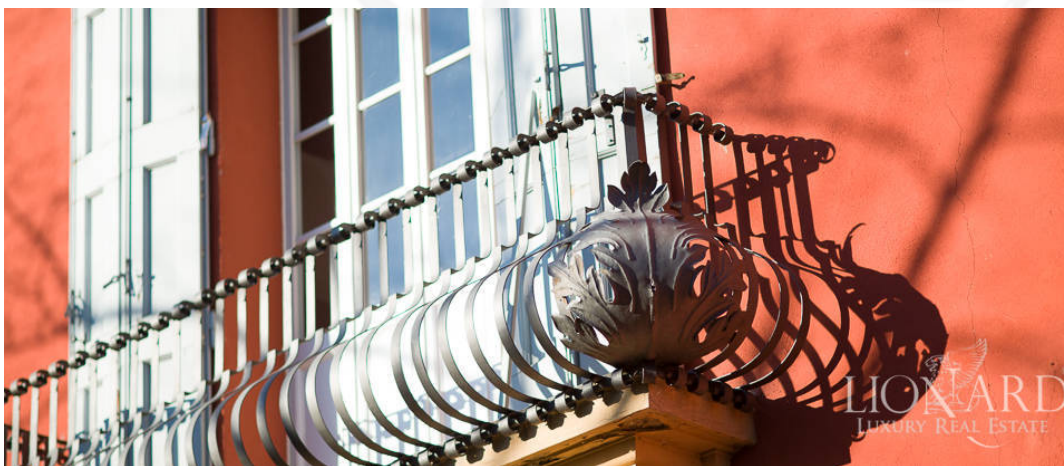
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