



Rif. 5185



Lionard S.p.A.

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## Modena Luxury estate for sale near Modena



### DESCRIPTION

This **luxury estate** surrounded by nature, has been finely renovated, has prestigious furniture and is **for sale** in the province of **Modena**.

This **luxury property** measures 400 sqm overall; all floors, except for the attic, are connected by a very convenient elevator and by an internal staircase.

This **luxury estate** still stands in all its glory, thanks to careful restoration of its structure, original materials and the elegant furniture that adorns each room.

The ground floor of this **luxury estate** is home to a very big kitchen with a modern fireplace, a gym, a Turkish bath, and a bathroom. This floor also offers enough space to build a sunroom to spend pleasant times with family and friends.

A designer staircase leads us to the upper floor, home to a living area with a double-sized hall and a spacious study. The second floor is home to a sleeping area composed of three bedrooms with a walk-in closet and two bathrooms.

The top floor features an attic with a kitchen, a living room, a laundry room and a bathroom. This floor is completed by a fantastic terrace offering stunning views of the surroundings.

This **luxury property for sale** is completed by five parking spaces and a historical farmhouse, which may be converted into another villa measuring 400 sqm.

This **luxury villa** is surrounded by a 9,000-sqm garden home to a stunning 120-sqm swimming pool with a sunbathing area. It is also possible to build an outbuilding near the swimming pool.

This charming **luxury estate** surrounded by nature is a true haven of rest and peace that guarantees privacy and great comfort to those who stay here.

#### TECHNICAL DETAILS

#### LOCATION

**Modena**, in Emilia Romagna, is the capital of a province rich in culture, breathtaking views, prestigious properties and age old traditions.

The city is situated along the historic Roman road, Via Emilia, near the Po river and the suggestive height of the Appenine mountains.

Characterized by a great cultural vivacity, Modena is ranked amongst the most advanced European cities and offers an excellent quality of life and economic wellness.

In this area, you will find, other than the exceptional natural patrimony, traditional medieval towns, piazzas and ancient buildings, little shops with extraordinary enogastronomic products, among which the famous balsamic vinegar.

Modena is also tied to many famous historical figures such as the tenor Luciano Pavarotti, to who the Teatro Comunale is dedicated, as well as other famous names in the humanities of the 1500s, which demonstrates how its fame has been perpetuated over the years.

Today it is considered a "motor capital" for the noted car manufactureres in the area such as Ferrari and Lamborghini.



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Here you can find your **dream home**, in a more reserved position in the hills or in the historic city center.

Region: Emilia Romagna

Province: Modena

Municipality: Castelfranco Emilia

Type: luxury villa

Internal surface: 400 sqm

External surface: 9,000 sqm

3 bedrooms

5 bathrooms

Garden

Swimming pool

Terrace

Gym

Bologna 28 km - Forlì 103 km - San Marino 160 km - Ravenna 108 km - Rimini 143 km

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**Price: On Application**



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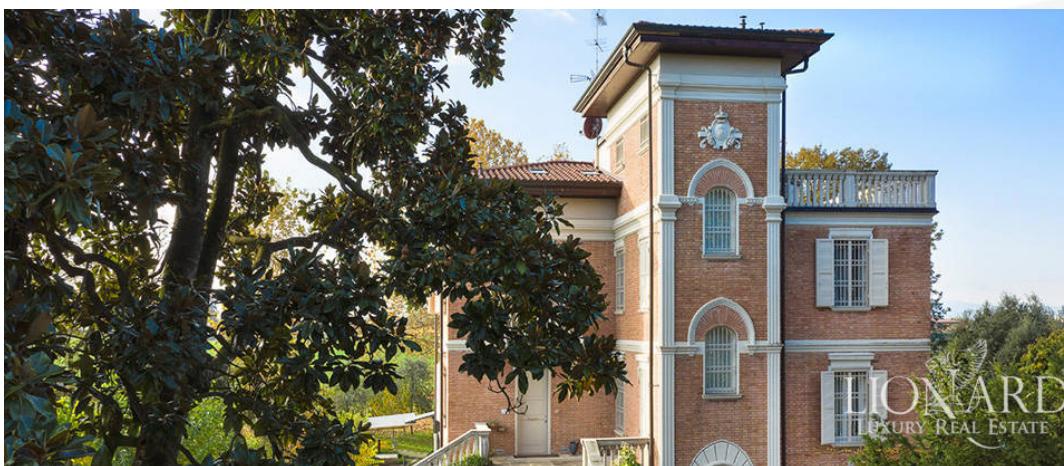
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## PROPERTY PHOTOS



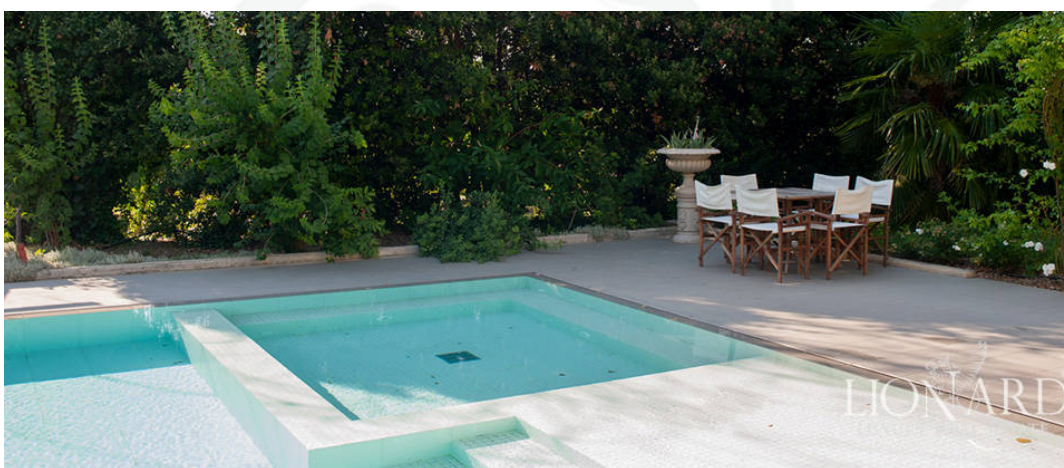
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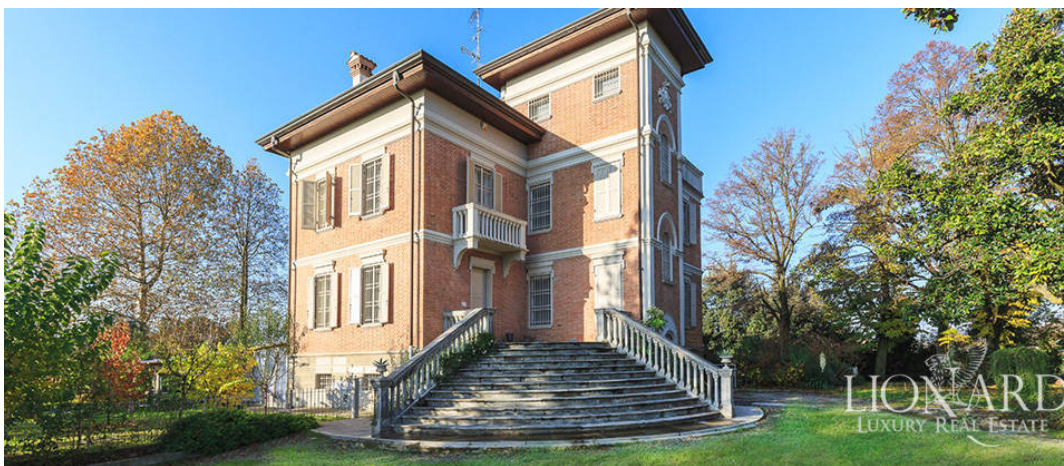
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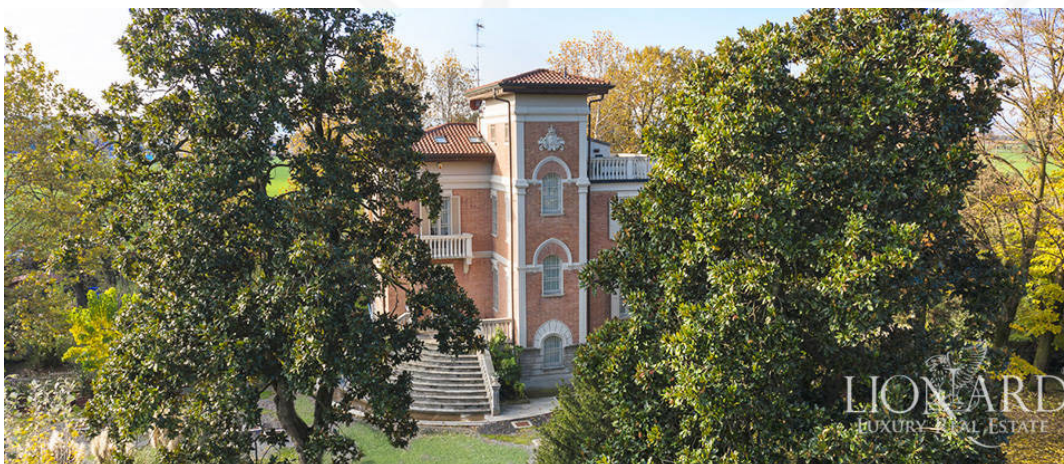
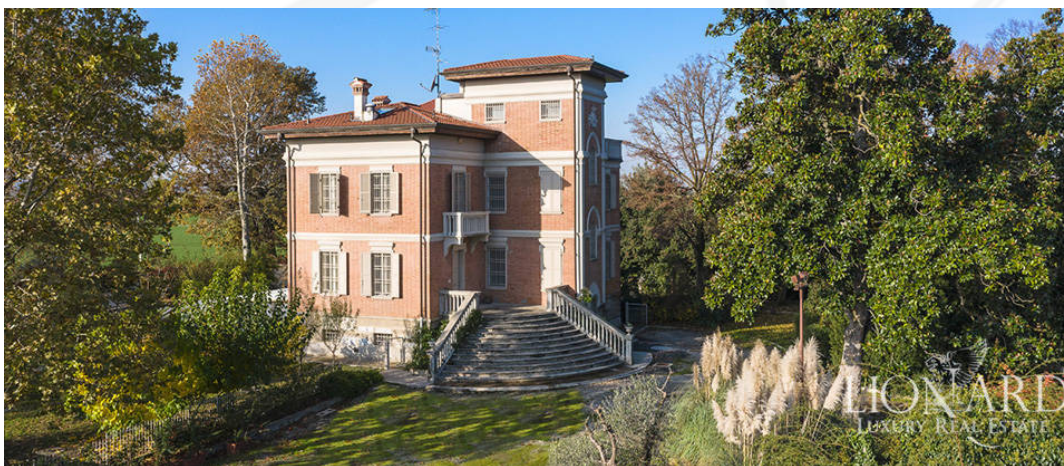
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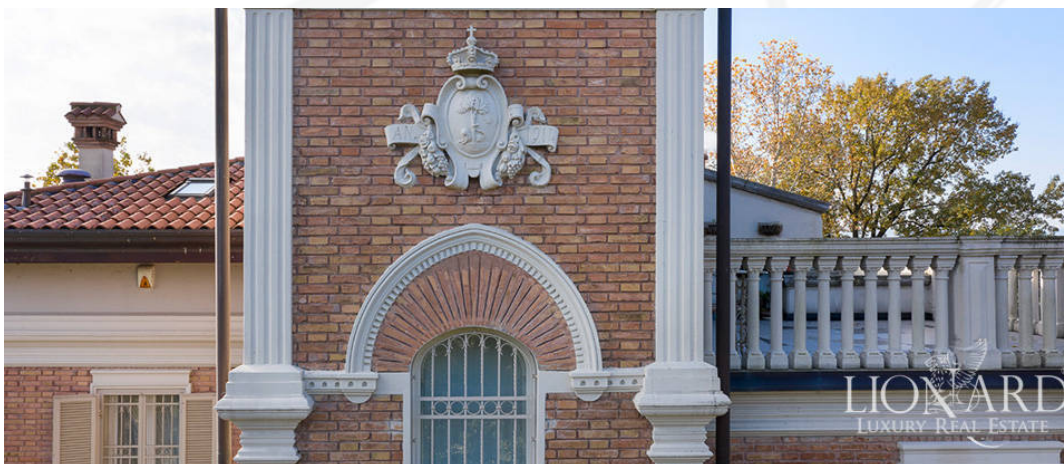
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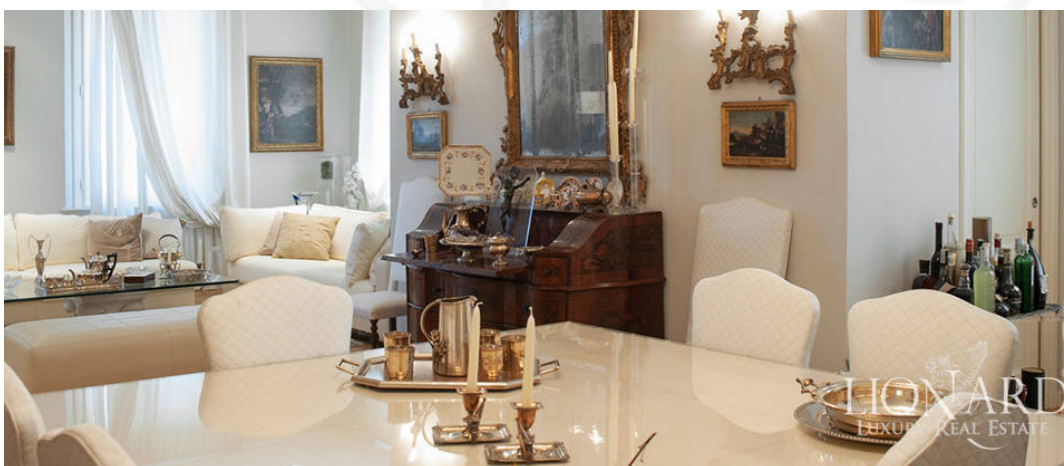


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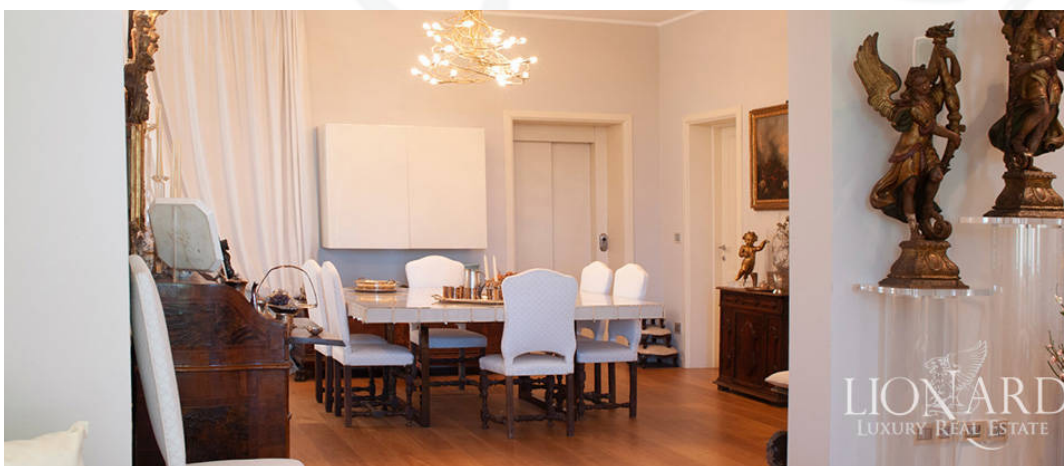
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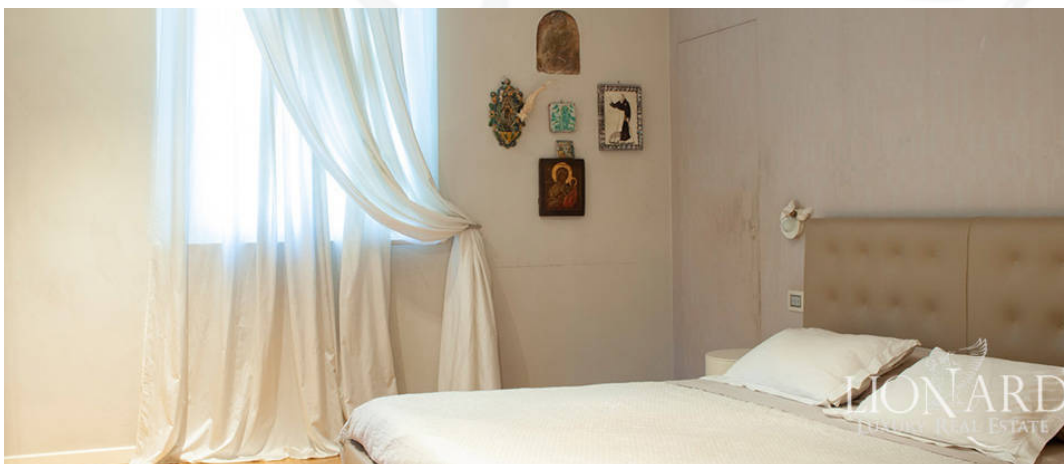
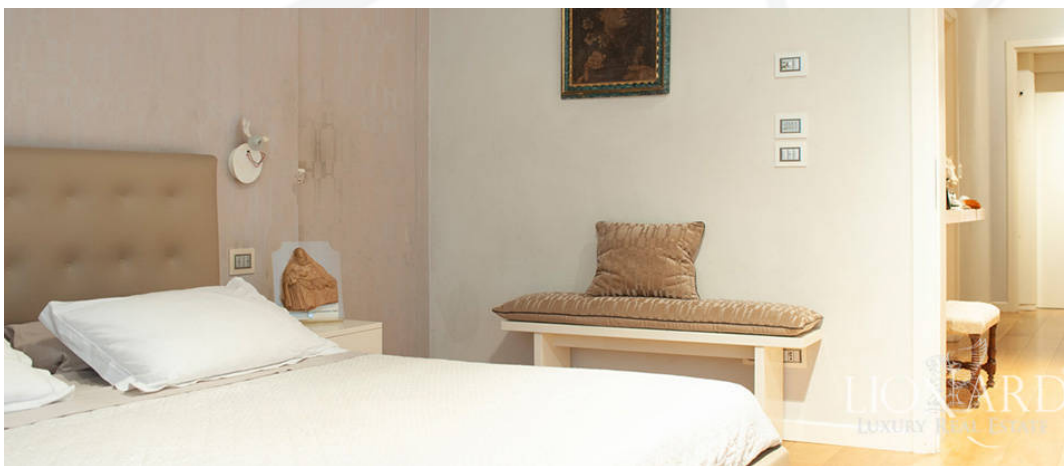
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