in
sale a Felino
€ 1.200.000
Ref. C 536

1.170 sq.m. | Bathrooms: 4 | Bedrooms: 8 | Rooms: 10

FELINO, PERIOD VILLA, STORY OF A WONDER.
100 meters from the town square, we offer a charming VILLA built at the end of the 18th century, served by an OUTbuilding, SURROUNDED BY 4000 sq m of PARK and 3 hectares of agricultural land.
The Villa has a tetragonal plan of 220 m2, developed on 3 floors, in addition to the belvedere tower, an adjoining rural building of 180 m2, consisting of the former caretaker's apartment, of 120 m2.

The villa is composed of:
Ground Floor: double entrance overlooking the central barrel-vaulted hall. A large kitchen with pantry, dining room, second living area, library and bathroom complete the floor, enriched by fine finishes, decorated ceilings, Venetian terrazzo floors, marble and antique terracotta.
1st floor, dedicated to the sleeping area: bright and large central entrance hall, five spacious bedrooms, a bathroom.
2nd floor, consisting of large central living room, kitchen, three large bedrooms and bathroom, (this can be considered an independent apartment).
A staircase leads to the belvedere tower which, served by 8 windows, attracts the gaze to the splendid surrounding panorama.
The basement is intended for cellar rooms and the mezzanine floor has the 4th bathroom and a laundry room.

The adjacent rustic building consists of rooms for storing equipment and garden maintenance, a garage, as well as a 120 m2 apartment, located on the 1st floor.
The large Italian-style garden, enlivened by grey gravel paths, flowerbeds, borders of fine woods, tall trees, furniture, a fish pond, and the wrought iron terrace, emphasize the classical historicity of the villa.
The villa, as a whole, is well maintained and habitable, complete with utilities (methane gas, water mains and public sewer.)

PARMA SOUTH, FELINO, "VILLA GAMBARA THOVAZZI", STORY OF A WONDER.
"Living in a home like Villa Gambara is a prelude to an aesthetic experience that involves a well-being made of art, history and authenticity.
The residence of typical tetragonal plan built in the early 1800s boasts the merit of having remained unchanged inside presenting a rare originality of the large spaces designed on an aristocratic country lifestyle. The central hall with barrel vault and decorated with fascias shows the noble coat of arms on the two pediments and recalls the scenic lateral passage with pavilion vault similarly decorated with fascia and ribs.

The house is located in the center of a park that makes it independent in an island of peace away from time, noise and frenzy, while still being conveniently located in a strategic position with respect to the town.
The first hills overlook the horizon that can be admired in its circularity from the turret that centrally surmounts the three floors of the house. Each very complete and airy level presents a strong and declared identity, it brings a history that can be breathed and seduces sight and heart.

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Entering the patrician beauty of this historic residence is comparable to immersing yourself in a film scene or in the pages of a book that tell the story of the elegance of the details in their rarest and most precious originality. The ceilings design large and sinuous volumes taken up by the poetic oval openings of the mezzanine floors and by the vaults of the high entrance doors of the halls. The floors exhibit Venetian terrazzo, marble and terracotta differentiated according to the intended use of the rooms marked by large fireplaces. The window frames open up large portions of light that make this residence in happy dialogue with the vegetal poetry of the exterior inhabited by solid and proud sculptural presences such as the lions lying guard at the entrance. The muses watch over this estate that has stopped time: gilded mirrors, framed oil-painted faces of ancestors, rich chandeliers that hang powerfully, worked appliques that raise their arms like candelabras. Everything in these well-articulated spaces comes together to create perfection for those who love to be amazed.
Where architecture, art and poetry meet, the intuition of a project that is born from a dream and can continue to live in the future emerges."
Maria Cristina Bonati.

Property details

Address: Via Del Cerreto, 5	**Bedrooms**: 8
Bathrooms: 4	**Rooms**: 10
State of Preservation: Good	**Level**: Multi-Storey
Total Floor: 3	**Heating**: Heating
Age Construction: 1700	**Garden**: Private
Kitchen: Regular Kitchen	

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