in
sale a Lesignano de' Bagni
Stadirano
€ 850.000
Ref. C 535

508 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 18

PARMA, A PEACEFUL RESIDENCE NESTLED IN THE HILLS.
In STADIRANO, we offer a detached villa of over 500 square meters, surrounded by 60 square meters of porches and 3700 square meters of planted park.
The villa is spread over 2 floors plus a basement and is composed of:
Basement of 130 sq. m. + 60 sq. m. garage, height of 2.50 m: large hobby room, bathroom, cellars, technical room and various storage rooms. Spacious garage for 3 cars.
Ground floor, 250 sq. m.: entrance to the majestic hall of over 80 sq. m. usable, dominated by a wonderful exposed wooden roof with heights of over 5 m. Second living area and/or study, spacious eat-in kitchen. Sleeping area, consisting of 3 comfortable bedrooms and two bathrooms. The floor is free of architectural barriers.
All the rooms on the ground floor overlooking the porticos have French windows with direct access to the garden.
A comfortable wooden staircase of the open type connects the upper floors and the basement.
1st floor. of 98 sq. m.:, consisting of 2 large double bedrooms with dedicated bathroom and terrace. The floor has a predisposition for the 2nd kitchen and is also equipped with direct access from the outside.
2nd floor of 30 sqm., consisting of a comfortable double bedroom with dedicated bathroom. The room overlooks the hills and the valley as far as the eye can see.

PARMA SOUTH, IN STADIRANO, a small village in the Municipality of LESIGNANO DE BAGNI, located along the plain-hill interface and therefore a natural place of passage between the different realities of the Emilian mountains and the Po Valley "lower", enhanced by important naturalistic-environmental realities, the nearby "Barboi" Park stands out, which collects agricultural and natural biodiversity, the gullies, the presence of numerous olive trees and protected plant species, as well as the structured presence of various "nature itineraries", to be covered on foot and on horseback. Immersed in this magnificent natural oasis, the "Dimora" was born.

Its dominant position offers a panorama that stretches as far as the eye can see over the valleys and towards the mountains, three hundred and sixty degrees over the greenery, the sunrises and sunsets.
Built eighteen years ago according to criteria of practicality and quality, it is designed for maximum liveability, supported by large, bright and well-arranged spaces that open onto the garden planted with fruit trees. The large surfaces and large volumes provide space and opportunities for meeting, designed by common areas such as the large living room on the ground floor inhabited by the beautiful bauernofen, the typical Alpine stove, embraced by its warm lateral seat. The three levels of the house are connected by a suggestive and practical internal central staircase in iron and wood with a comfortable stop and orderly and rational lines. From the basement to the turret that crowns the rooms below, the windows characterize each room, offering opportunities for dialogue with the outside, according to an elegant essentiality.
Light and airiness are constant protagonists and each floor can boast its own

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independence of access and distribution: the ground floor with its three bedrooms, two bathrooms, kitchen, large living room, with numerous accesses to the garden, already presents itself as a complete world, comfortable and versatile beating heart; the first floor hosts two bedrooms with their bathrooms, panoramic terraces and connections for a potential kitchen.
The basement reserves a large square footage used for practical technical rooms that often constitute the operating engine of the house and is completed with the large three-car garage with independent entrances. Solar panels and photovoltaic system are in tune with an ecological vision of life in a dimension of evident harmony with nature. The full-height porches, like the habitable greenhouse, offer islands of beauty and tranquility in which to regenerate a clean quality of life a short distance from the city.
A perfect home, fresh and youthful, rational in its linearity and creative in its many expressions and possibilities.
Maria Cristina Bonati

Property details

Bedrooms: 6	**Bathrooms**: 5
Rooms: 18	**State of Preservation**: Excellent
Level: Multi-Storey	**Total Floor**: 2
Heating: Heating	**Parking**: Uncovered Parking
No Barriers: Yes	**Age Construction**: 2006
Terrace: Present	**Garden**: Private
Kitchen: Regular Kitchen	**Box**: Triple

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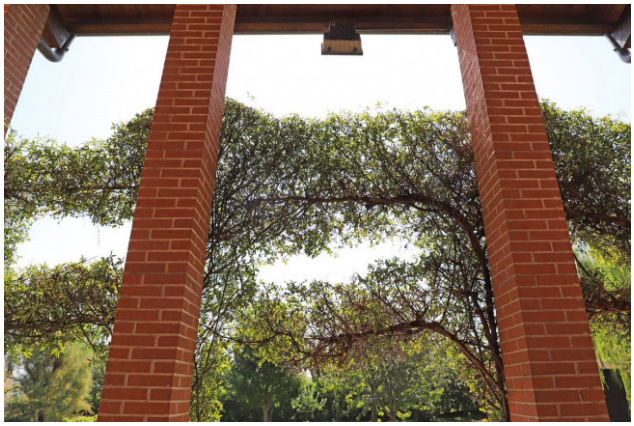

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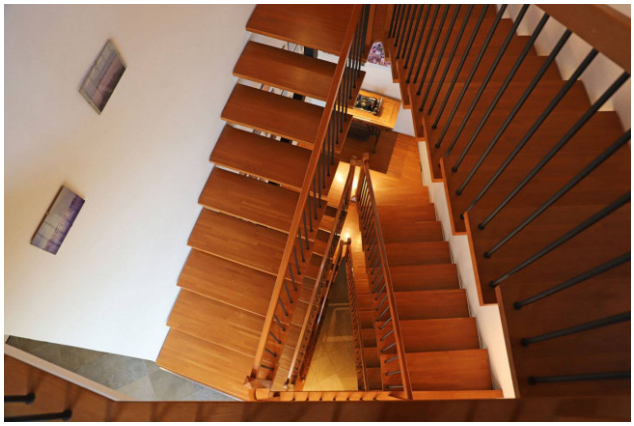

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