in
sale a Lesignano de' Bagni
Mulazzano
€ 630.000 negotiable
Ref. C 544

400 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 15

CHARMING VILLA SURROUNDED BY GREEN.
ON THE HILLS OF PARMA, IN A PONORAMIC POSITION, WE OFFER A CHARMING VILLA WITH SWIMMING POOL, SURROUNDED BY NATURE.
THE VILLA is composed of the main residence of 330 m2 and the annex of 70 m2.

The residence, developed on 2 floors, is composed of:
Ground Floor: entrance, living room, sitting room, dining room, kitchen and bathroom.
1st floor: 3 double bedrooms and bathroom.
Basement: 2 cellar rooms and laundry room.
Also in the basement we find a studio flat with bathroom and closet ideal for guests.
Dependance of approximately 70 m2 with porch overlooking the magnificent 15 x 7 m swimming pool.
Double garage and small warehouse complete the property, surrounded by a large private garden of 3,900 sq m, approx., with an area dedicated to orchard and olive grove.

A 30-minute drive from PARMA, southbound, in the Municipality of Lesignano De Bagni, in the Mulazzano area, on the green hills of Parma, at 400 meters above sea level, we offer a charming stone villa, rebuilt from scratch on the foundations of an ancient eighteenth-century residence. Large porches, outbuilding, swimming pool, garage, and over 3900 square meters of private planted garden, complete and envelop the property, immersed in a postcard panorama.

The villa in excellent state of conservation is characterized by a refined architectural style, designed to enjoy the large spaces with comfort, promoting a lifestyle in symbiosis with the rhythms of the surrounding environment. All the walls were made of selected hand-worked river stone, the floors of the living areas as well as those of the walkways and porches are in terracotta and stone, the roof structures in exposed wood with insulation and covering of ancient tiles.
The bathrooms have marble floors, the ceilings are made of exposed beams, the bedrooms have warm wooden slatted floors that go well with the warm-toned wall paintwork.
The large external portico with its magnificent exposed architectural structure in iron beams, wooden beams and ancient tile covering is striking.

Property details

Address: via del fienile
Bedrooms: 3
Bathrooms: 3
Rooms: 15
State of Preservation: Excellent
Level: Multi-Storey
Total Floor: 2
Heating: Heating

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Age Construction: 2000	**Garden**: Private
Kitchen: Regular Kitchen	**Box**: Double

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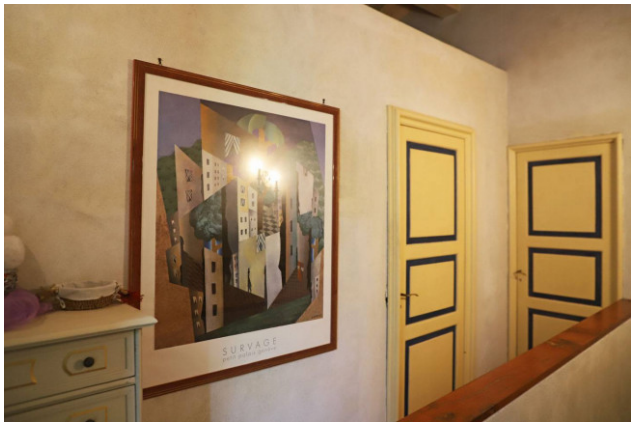

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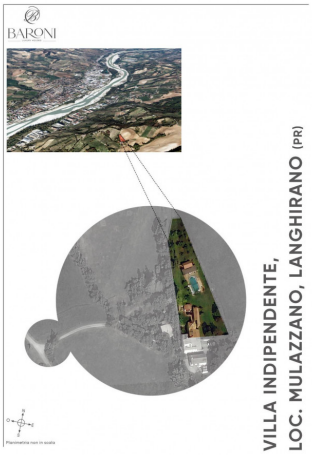

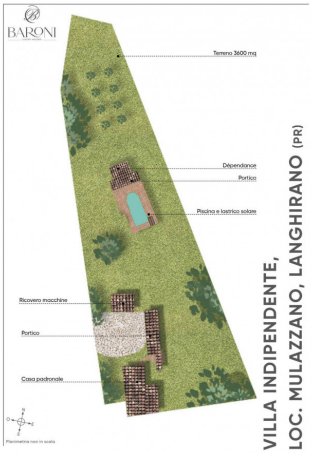

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