in
sale a Sala Baganza
San Vitale
€ 535.000 negotiable
Ref. C 558

350 sq.m. | Rooms: 6

WE OFFER AN EXCLUSIVE 350 SQM DETACHED VILLA, SURROUNDED BY LARGE PORCHES AND SURROUNDED BY A 3,000 SQM PARK, ENERGY CLASS F.

The single-story villa, spanning 310 square meters, features a double entrance from the porch leading to a spacious open-plan living room with a fireplace. The kitchen, with a spacious dining area, also opens onto the charming full-height porch, creating a pleasant connection between interior and exterior.
The living area is completed by a service bathroom and a closet/wardrobe.
The sleeping area includes three comfortable double bedrooms and two bathrooms with windows.

In an adjacent building of 50 m2, there is a double garage, with a cellar and laundry room behind it.

The large, planted park of approximately 3,000 square meters surrounds the villa in the greenery and silence of nature.

PARMA SOUTH – SAN VITALE BAGANZA
In the heart of one of the most charming villages in the Parma hills, where history intertwines with tradition and the scent of traditional cured meats accompanies the fresh valley air, stands a villa that is much more than a simple home: it is a true place of the soul.

The location is strategic: just minutes from Parma, convenient to Fornovo and the motorway, it also allows easy access to the sea, while maintaining the privilege of living immersed in the tranquility and beauty of the hills.

Immersed in a magnificent park planted with tall trees, the property offers a sense of peace and absolute privacy, despite being centrally located and convenient to amenities.
Here time slows down, marked by the light filtering through the leaves and the silence of nature.
The park also features an above-ground pool, perfect for enjoying summer days in total relaxation, surrounded by greenery.

This area is renowned not only for its scenic beauty, but also for its food and wine tours and splendid cycling itineraries, among rolling hills, vineyards, and panoramic views that offer authentic experiences in every season.

The villa, entirely on a single level, captivates with its spacious, generous, and extraordinarily bright spaces: every room is flooded with natural light, creating a warm, airy, and welcoming atmosphere at any time of day. The large living room with fireplace is the heart of the home: an elegant and convivial space that opens onto the porch, perfect for relaxing moments and unforgettable evenings. The eat-in kitchen, also with direct access to the garden, invites you to experience the home seamlessly with the outdoors, amidst nature and comfort.

Certification

Energy Class: F

Property details

Address: san vitale

Rooms: 6

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1971

Garden: Private

Kitchen: Regular Kitchen

Box: Double

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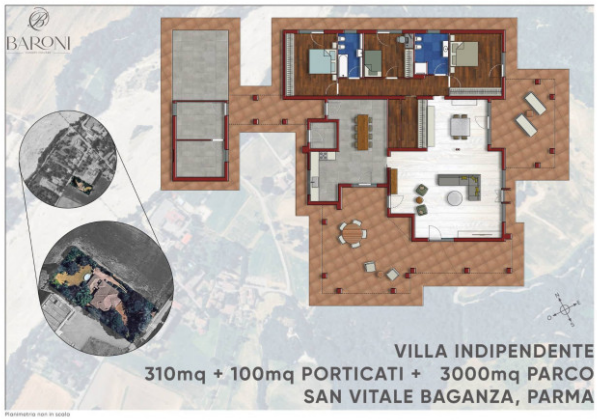

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