



**Prestige Immobili**

AGENCY — BOLOGNA

CASTEL SAN PIETRO TERME — EMILIA-ROMAGNA

# Charming farmhouse for sale in Castel S. Pietro Terme (BO)

€ 900.000

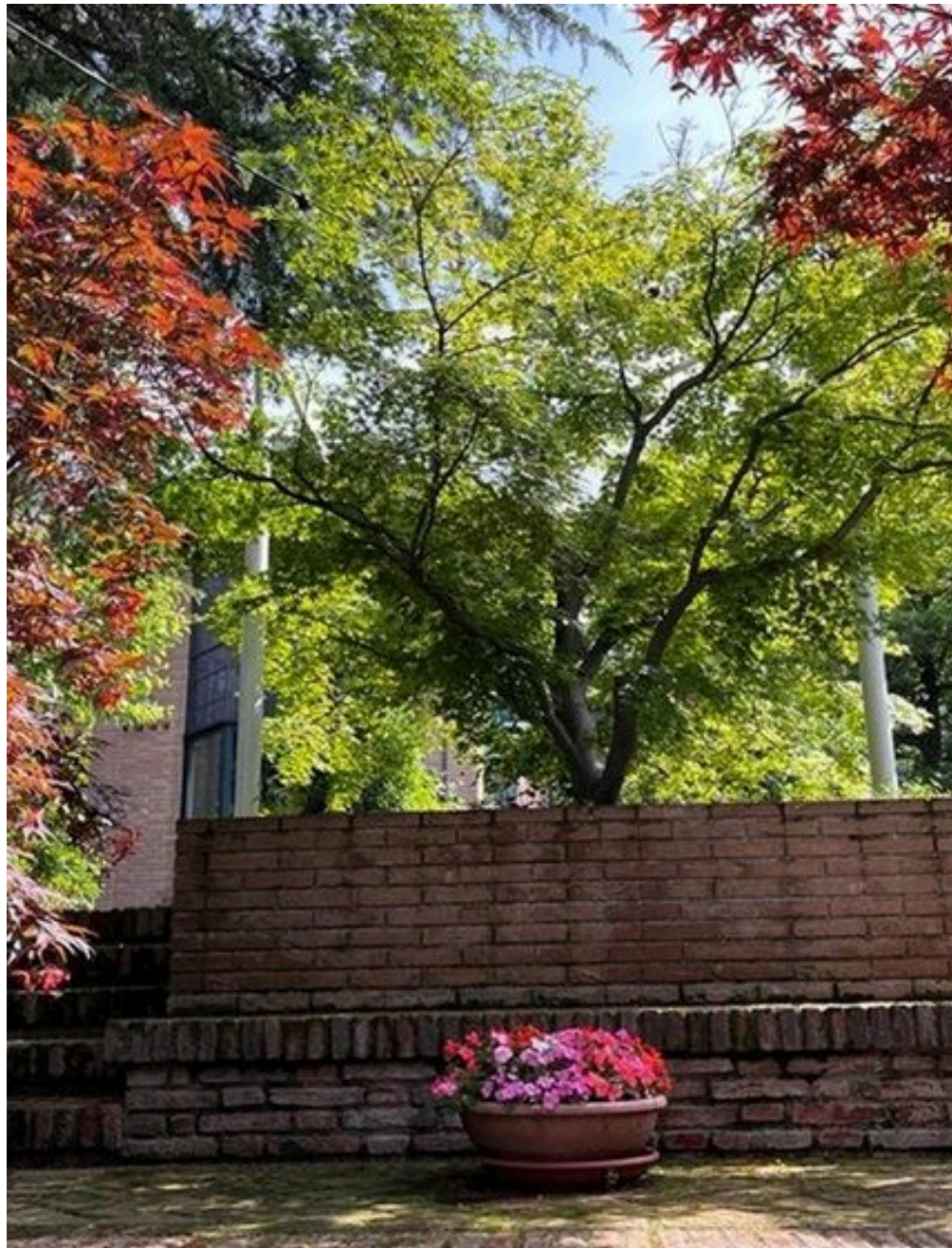
PRICE

450 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Charming farmhouse for sale in Castel S. Pietro Terme (BO)


### Fascinating Farmhouse with Park and View on the Bolognese Hills On the first green hills of Bologna, on the border between Emilia and Romagna, near Castel San Pietro Terme, in the historic hill town of Liano in the Picchio area, we sell a villa of about 350 square meters with an outbuilding of 70 square meters, plus a fitness area with Jacuzzi, for a total of about 450 square meters. The property is immersed in a beautiful garden of 2500 sqm. The villa, subject to an elegant renovation, retains the charm of the farmhouse with stone walls and integrates modern and valuable elements that create a perfect harmony with the surrounding landscape. The main villa is on two levels, with courtyard access and views of the beautiful garden. On the ground floor is a large living room with kitchen, large windows overlooking the garden and access to an outdoor dining area, a pantry, a walk-in closet, a bathroom and a technical room. On

the upper floor is another large living room/study with panoramic views of the garden, valleys and surrounding hills, three bedrooms, two bathrooms, a walk-in closet and utility rooms. The dependence, also on two levels and completely renovated, has large windows that offer beautiful views of the hills towards Bologna. On the ground floor there is a living room with kitchenette and a bathroom, while on the upper floor there is a double bedroom with a small balcony. The park of about 2500 square meters includes a fitness area, a large gazebo for dining with panoramic views, covered and uncovered parking spaces. Independent heating is operated by three independent boilers, and all rooms have air conditioning. The windows are shatterproof. The property is also equipped with an internal volumetric alarm system and on the fences, with cameras and remote control. Photovoltaic solar panels for 10 kW are present.

 **450 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 900.000**  
PRICE

## FEATURES



EXCLUSIVE  
POSITION



Prestige Immobili

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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