



## BARONI LUXURY HOUSES

AGENCY — PARMA

LESIGNANO DE' BAGNI — EMILIA-ROMAGNA

# PARMA, A PEACEFUL ABODE NESTLED IN THE HILLS.

€ 850.000

PRICE

508 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# PARMA, A PEACEFUL ABODE NESTLED IN THE HILLS.

WE PROPOSE INDEPENDENT VILLA of over 500 sq.m., surrounded by 60 sq.m. of porches and 3700 sq.m. of planted park. The developed villa is composed of: P.sem., of 130 sq.m. + 60 sq.m. garage, height of mt. 2.50; large hobby room, bathroom, cellars, technical room and various storage rooms. Spacious garage for 3 cars. Ground floor, of 250 sq.m.: entrance to the majestic living room of over 80 sq.m. useful, dominated by wonderful exposed wooden roof with heights of over 5 meters. 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 rooms on the ground floor overlooking the porches, are equipped with French windows with direct access to the garden. A convenient 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 small terrace. The floor has a provision for the 2nd kitchen and also has direct access from

outside. 2nd floor of 30 sq.m., 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, A STADIRANO, a small village in the municipality of LESIGNANO DE BAGNI, placed along the plain-hill interface and therefore a natural place of passage between the different realities of the Emilian mountains and the "low" Po Valley, enhanced by important naturalistic-environmental realities, we highlight the nearby Park of "Barboi" that 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 trails", to be traveled on foot and on horseback. Immersed in this magnificent natural oasis, was born the "Dimora." The dominant position that characterizes it offers a panorama that stretches as far as the eye can see over the valleys and towards the mountains, three hundred and sixty degrees on the green, sunrises and its sunsets...

 **508 m<sup>2</sup>**  
AREA  
 **5**  
ROOMS  
 **6**  
BATHROOMS  
 **€ 850.000**  
PRICE

## FEATURES



WIDE  
SPACES



GARDEN



PARK



MORE  
THAN 10  
ROOMS



PANORAMIC  
VIEW



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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