



## BARONI LUXURY HOUSES

AGENCY — PARMA

LESIGNANO DE BAGNI — EMILIA ROMAGNA

# CHARMING VILLA EMBRACED BY NATURE.

€ 630.000

PRICE

400 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# CHARMING VILLA EMBRACED BY NATURE.


ON THE HILLS OF PARMA, IN PANORAMIC POSITION WE PROPOSE AFFASCINATING VILLA WITH POOL, WRAPPED BY GREENERY. THE VILLA is composed of the main residence of 330 sq.m. served by large porch, developed on 2 floors and the outbuilding of 70 sq.m. The villa consists of Ground Floor: entrance from the charming porch, living room, living room, dining room, large kitchen and bathroom. 1st Floor: intended for sleeping area, 3 double bedrooms and bathroom. Basement: 2 cellar and laundry rooms. Also on the basement floor we find a studio apartment with bathroom and storage room ideal for guests. DEPENDANCE of about 70 sq.m. with porch LOOKING OVER THE MAGNIFICENT POOL swimming pool of ml. 15 x 7. Double garage and small warehouse complete the property surrounded by large private garden of 3,900 sq.m., approx, with an area

dedicated to orchard and olive grove. area dedicated to orchard and olive grove. A 30-minute drive from PARMA SOUTH, between the town of Lesignano De Bagni and Langhirano, in Mulazzano, on the green hills of Parma, 400 meters above sea level, we offer fascinating real estate, consisting of charming stone villa, rebuilt from scratch on the foundations of an ancient dwelling eighteenth century, dependance, swimming pool, garage, and over 3900 square meters. of parkland with tall trees, flower beds with flowers of a thousand colors that envelop the property, surrounded by a postcard view. The villa in excellent state of preservation is characterized by a refined architectural style, designed to comfortably enjoy the wide spaces, propitiating a lifestyle in symbiosis with the rhythms of surrounding environment...

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

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 630.000**  
PRICE

## FEATURES



WIDE SPACES



INDEPENDENT SWIMMING POOL



MORE THAN 3 ROOMS



PANORAMIC VIEW



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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