

Ref. 2670 – **CASA RISORGIMENTO**

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HISTORICAL PROPERTY WITH PARK FOR SALE IN LOMBARDY, NOT FAR FROM CREMONA

Cremona – Cremona – Lombardy

VIEW ON OUR WEBSITE



Interiors
341 sqm

Bedrooms
4

Bathrooms
2

Park
4,500 sqm

In the heart of a quaint Renaissance town in the province of Cremona, in a private and quiet but easily accessible location, historic property with parkland for sale. The building has been entirely renovated and modernized, maintaining its historic character but with modern facilities. The four rooms of the house also make it suitable as a boutique holiday home with a large park (4,500 sqm).

SUMMARY OF THE PROPERTY

REFERENCE #: 2670 – CASA RISORGIMENTO

TYPE: historic house

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 341 square meters (3,669 square feet)

TOTAL ROOMS: 11

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: garage, cellar

MAIN FEATURES: brick walls, wooden beams, terracotta floors, brick arches, wooden fixtures, turret, park, ample porch, private garage, stream

EXTERIORS: 4,500 square meters (1.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 484.60 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Asola (12km; 15'), Desenzano del Garda (43km; 45'), Mantova (45km; 50'), Sirmione (49km; 50'), Parma (50km; 1h 5'), Brescia (58km; 55'), Iseo (79km; 1h 15'), Verona (83km; 1h 15'), Lodi (92km; 1h 10'), Modena (101km; 1h 35'), Bergamo (104km; 1h 20'), Pavia (109km; 1h 30'), Milan (119km; 1h 45')

CLOSEST AIRPORTS

Verona V. Catullo (74km; 1h 5'), Bergamo M. Caravaggio (104km; 1h 15'), Milano Linate (129km; 1h 25'), Bologna G. Marconi (137km; 1h 50'), Milano Malpensa (170km; 2h 10'), Genova C. Colombo (213km; 2h 20'), Torino S. Pertini (264km; 2h 45')

CASA RISORGIMENTO

In the heart of a quaint Renaissance town in the province of **Cremona**, in a private and quiet but easily accessible location, **historic property** with **parkland** for sale. The building has been entirely renovated and modernized, maintaining its historic character but with modern facilities. The four rooms of the house also make it suitable as a **boutique holiday home** with a large **park** (4,500 sqm).

Basic services are all available in the village, located on the banks of the **Oglio River**, and renowned cities such as Desenzano del Garda, Sirmione, Parma, Iseo, and Verona are easily reached by car in just over an hour. The reference airport is Verona airport (74 km).

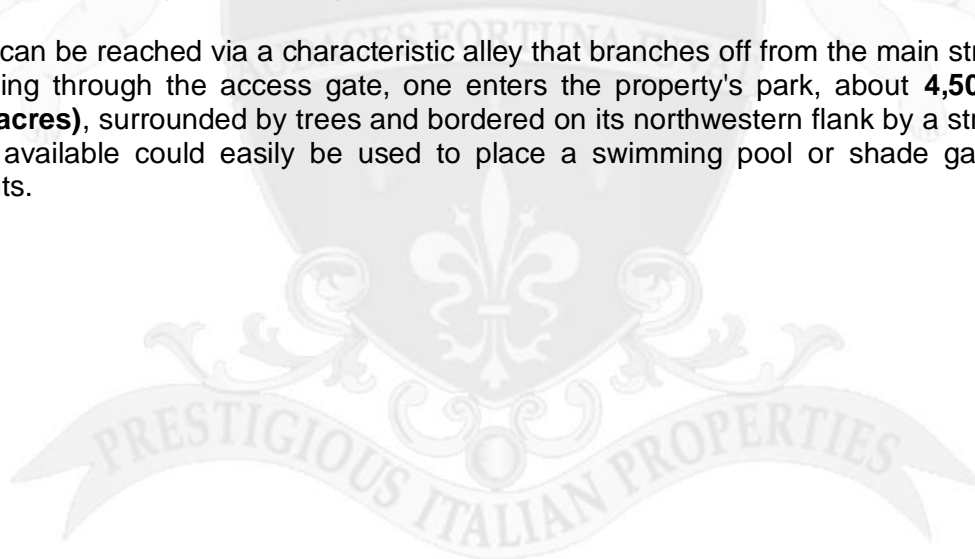
DESCRIPTION OF THE PROPERTY

The property consists of two wings, arranged in an L-shape and connected by a large paved porch that could also be used as covered parking for cars.

The **dwelling** (225 sqm – 2,421 sqft, 4 bedrooms and 2 bathrooms) is a house on three levels, on the northern arm of the L: on the ground floor there is the living area composed of central entrance, large kitchen with adjoining dining room, living room with TV corner, laundry and service bathroom; the staircase then goes up to the first floor where we find the sleeping area composed of three bedrooms and bathroom; continuing further along the staircase we reach the turret where a fourth bedroom has been obtained, which could also be used as a private office space.

On the other hand, the other arm of the L is intended for **cellars** (76 sqm – 818 sqft, three interconnected rooms) and **garage** (40 sqm – 430 sqft). Elevated above this rooms is a large open space (about 130 sqm – 1,399 sqft) where tools and instruments can be stored.

The building can be reached via a characteristic alley that branches off from the main street of the village. Passing through the access gate, one enters the property's park, about **4,500 square meters (1.1 acres)**, surrounded by trees and bordered on its northwestern flank by a stream. The large space available could easily be used to place a swimming pool or shade gazebos for outdoor events.



















































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