

Ref. 2786 – **VILLA MATILDE**[www.romolini.com/en/2786](http://www.romolini.com/en/2786)

## **LUXURY VILLA WITH POOL AND 27 HA OF LAND FOR SALE IN EMILIA-ROMAGNA**

**Reggio Emilia – Reggio Emilia – Emilia-Romagna****Interiors**  
628 sqm**Bedrooms**  
4**Bathrooms**  
6**Total land**  
26.9 ha**Swimming pool**  
17 x 7 m

On the hills of Emilia, in a quiet and panoramic position a short distance from Castellarano and Sassuolo, luxury villa with pool for sale. The property has been recently renovated with great care, maintaining the original rustic charm but introducing contemporary finishes of the highest level. Immersed in 26.9 hectares of private land, the villa guarantees absolute privacy and unparalleled views of the surrounding countryside. The interior features fine materials, designer furnishings and a professional wellness area.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2786 – VILLA MATILDE

**TYPE:** modern villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 628 square meters (6,757 square feet)

**TOTAL ROOMS:** 14

**BEDROOMS:** 4

**BATHROOMS:** 6

**ANNEXES:** no

**MAIN FEATURES:** stone fireplaces, wooden beams, ample windows, fine parquet flooring, wellness center, marble bathrooms, glass staircase, in-house cinema, panoramic turret, porch, alarm system, private garage, Infinity-edge pool, garden

**EXTERIOR:** 26.9 hectares (66.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 17 x 7 m

**ELECTRICITY:** already connected + photovoltaic system (19.9 kW)

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** no, all electrically-powered

**ENERGY CERTIFICATE:** **A3** ( $EP_{gl, nren} = 41.43 \text{ kWh/m}^2\text{year}$ )

**HEATING SYSTEM:** heat pump + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Reggio Emilia (49km; 1h 10'), Parma (55km; 1h 10'), Sassuolo (58km; 1h 10'), Modena (75km; 1h 30'), La Spezia (94km; 2h), Mantova (105km; 2h), Massa (110km; 2h 10'), Bologna (120km; 2h), Piacenza (131km; 2h), Imola (160km; 2h 20'), Genoa (179km; 3h), Milan (185km; 2h 40')

## CLOSEST AIRPORTS

Bologna G. Marconi (115km; 1h 45'), Verona M. Catullo (165km; 2h 20'), Milano Linate (182km; 2h 20'), Genova C. Colombo (184km; 3h), Bergamo M. Caravaggio (224km; 2h 45'), Milano Malpensa (233km; 2h 50')

## VILLA MATILDE

On the hills of **Emilia**, in a quiet and panoramic position a short distance from **Castellarano** and **Sassuolo**, **luxury villa with pool** for sale. The property has been recently renovated with great care, maintaining the original rustic charm but introducing contemporary finishes of the highest level. Immersed in **26.9 hectares of private land**, the villa guarantees absolute privacy and unparalleled views of the surrounding countryside. The interior features fine materials, designer furnishings and a professional wellness area.

Essential services can be found in the nearby town (3km; 5'), reachable in a few minutes, but the location is also extremely convenient for reaching the main cities of **Emilia-Romagna**, thanks to an extremely efficient road network. Even Milan is just over two hours away by car.

## DESCRIPTION OF THE BUILDING

The **villa** (628 sqm – 6,757 sqft, 4 bedrooms and 6 bathrooms) is a large modern building on four floors, in excellent structural and aesthetic condition. In terms of energy, the house is designed to be as efficient as possible (energy class A3) and has a **19.9-kWh photovoltaic system** that ensures almost total energy independence.

- **Basement:** large private garage (three cars), laundry, multipurpose room (perfect as a gym), armored vault and technical room;
- **Ground floor:** entrance, large living room with dining area and external loggia, open kitchen with *Gaggenau* appliances and pantry, service bathroom, bedroom with private bathroom and fitness area with hydromassage, sauna, Turkish bath and emotional shower;
- **First floor:** hallway with exit to the loggia, three bedrooms with private bathroom and exclusive walk-in wardrobe;
- **Second floor:** relaxation area with in-house cinema, office, sitting area and bathroom.

The villa is equipped with all modern comforts, including an alarm system to ensure maximum security. Finishes include natural stone, integrated air conditioning and connections to all main utilities. The wellness area is equipped with professional equipment and the *Gaggenau* kitchen is designed for lovers of gourmet cuisine.

## EXTERIOR

The building is surrounded by a **well-maintained 4,700-sqm garden** with olive trees and a gravel yard where several cars can be parked. A short distance from the building is the **17 x 7 m infinity pool** with salt water purification system and stone sunbathing area overlooking the valley.

The agricultural land is covered almost entirely by woodland (22.2 ha) with some portions of arable land (4.3 ha) characterized by good exposure and potentially suitable for planting new crops, vineyards and/or olive trees. The woods and fields surrounding the property ensure **privacy** and silence, as well as providing an excellent environment for outings on foot or horseback.

The land surrounding the building is **fenced in for approximately 3.0 hectares** and is accessed through an electric gate located along the **tree-lined driveway**.

## FLOOR PLANS OF THE BUILDING



## MAP OF THE PROPERTY







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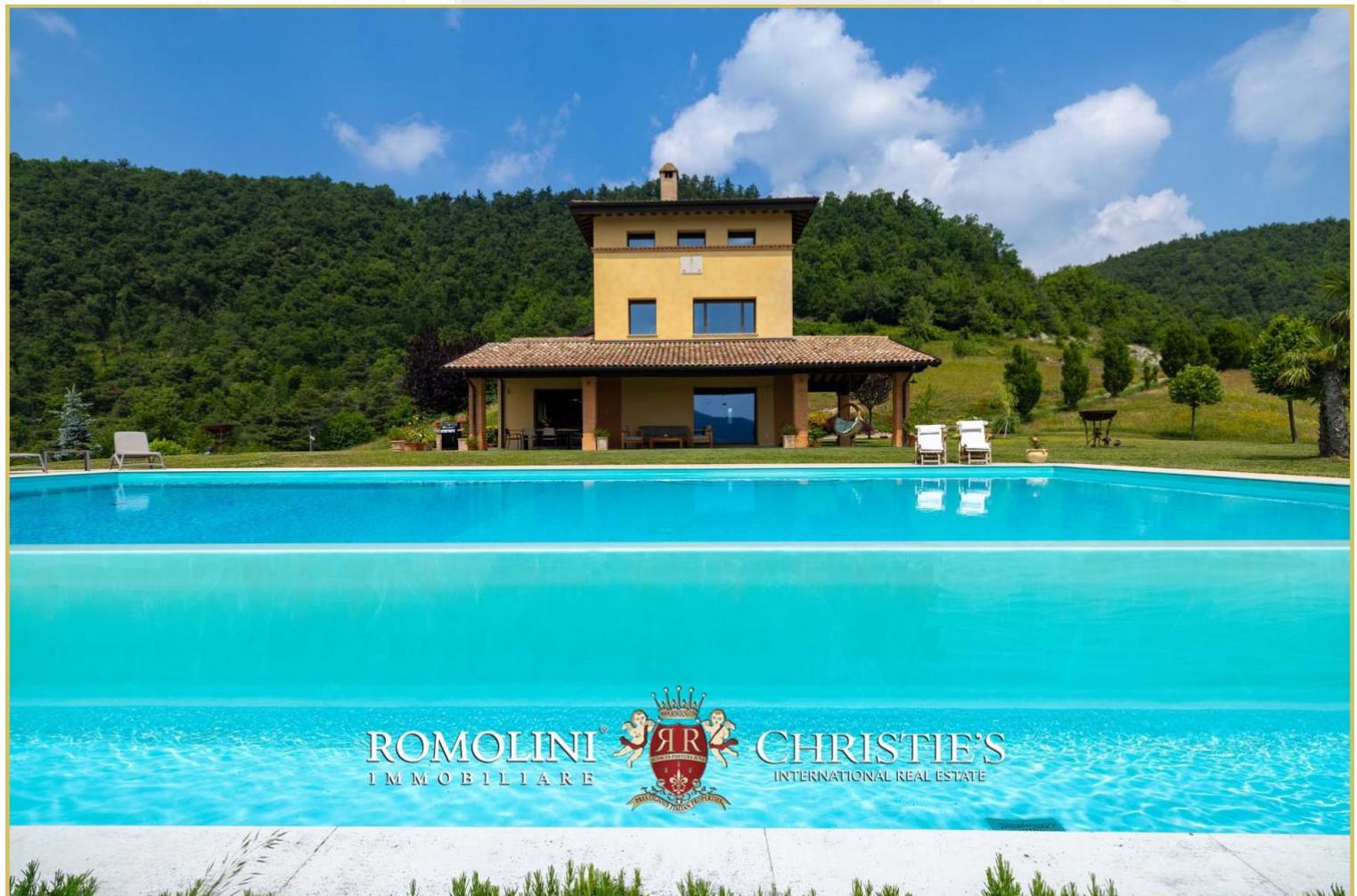




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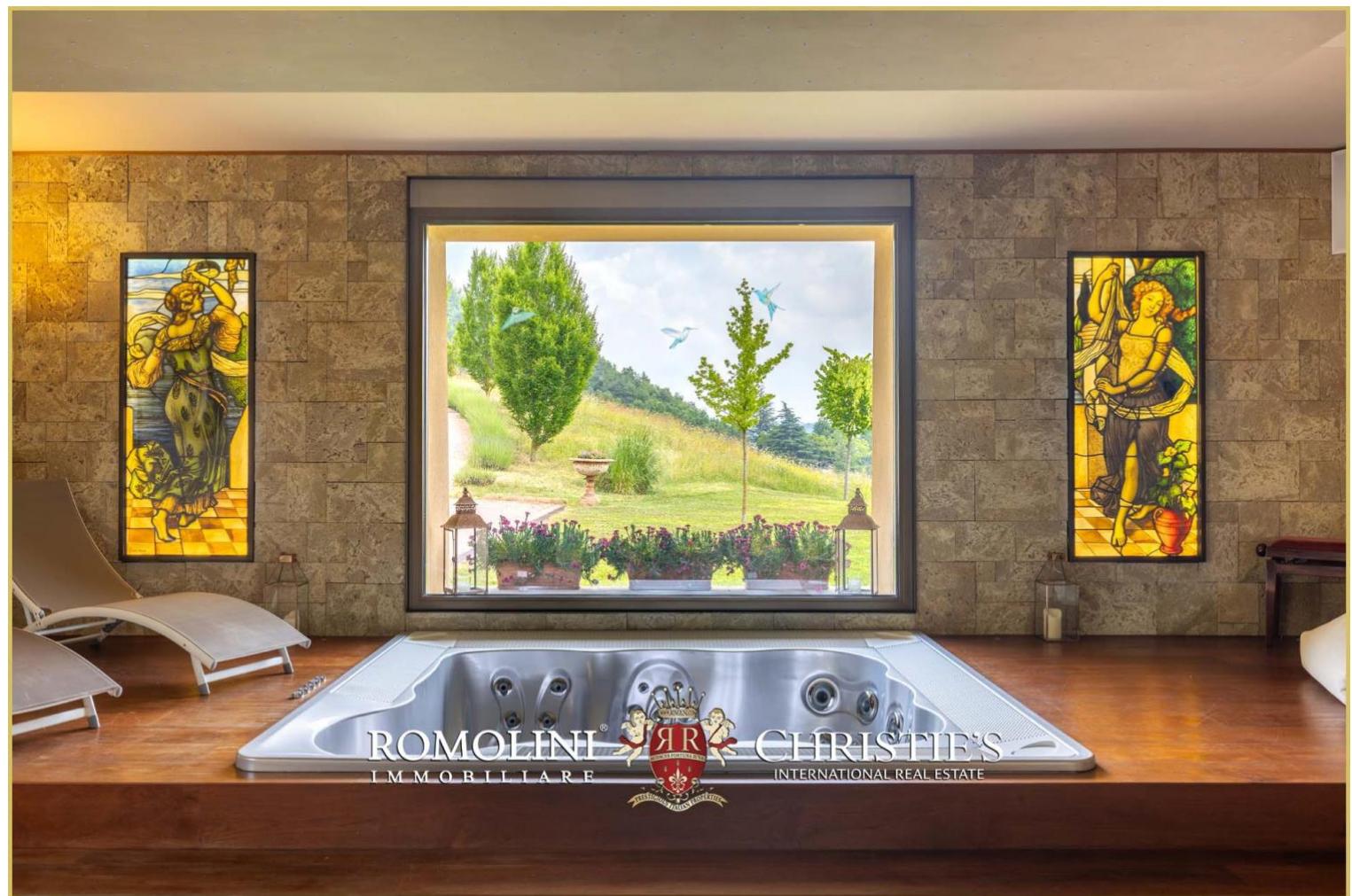
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