

Ref. 2787 – VILLA CANOSSA

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## RESTORED LUXURY HISTORICAL VILLA WITH PARK FOR SALE IN EMILIA-ROMAGNA

**Reggio Emilia – Reggio Emilia – Emilia-Romagna****Interiors**  
1,274 sqm**Bedrooms**  
8**Bathrooms**  
12**Park**  
14,000 sqm**Swimming pool**  
12 x 6 m

On the edge of a small town in Emilia, not far from Reggio and Modena, renovated manorial villa for sale. The property (over 1,200 sqm) boasts beautiful reception halls and a total of 8 bedrooms with the possibility of making several independent apartments. The extremely convenient location and the undisputed value of the building also make it very suitable as a location for events, weddings and seminars.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2787 – VILLA CANOSSA

**TYPE:** manorial villa

**CONDITIONS:** restored, luxury finishes

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 1,274 square meters (13,708 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 8

**BATHROOMS:** 12

**ANNEXES:** no

**MAIN FEATURES:** terracotta and parquet floors, stone fireplaces, frescoed ceilings, loggia, moldings, panoramic turret, swimming pool, park, gravel parking area, underground garage

**EXTERIOR:** 14,000 square meters (3.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + Artesian wells

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 66.23 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (900m; 2'), Reggio Emilia (18km; 20'), Parma (28km; 40'), Sassuolo (30km; 40'), Modena (50km; 50'), Mantua (74km; 1h 20'), Bologna (88km; 1h 15'), Piacenza (100km; 1h 10'), Ferrara (130km; 1h 40'), Verona (135km; 1h 45'), La Spezia (154km; 1h 55'), Milan (155km; 2h)

## CLOSEST AIRPORTS

Bologna G. Marconi (83km; 1h), Verona M. Catullo (133km; 1h 35'), Milano Linate (152km; 1h 35'), Bergamo M. Caravaggio (193km; 2h), Milano Malpensa (202km; 2h 10'), Pisa G. Galilei (216km; 2h 25'), Genova C. Colombo (244km; 2h 50')

## VILLA CANOSSA

On the edge of a small town in **Emilia**, not far from **Reggio** and **Modena**, renovated **manorial villa** for sale. The property (over 1,200 sqm) boasts beautiful reception halls and a total of 8 bedrooms with the possibility of making several independent apartments. The extremely convenient location and the undisputed value of the building also make it very suitable as a **location for events**, weddings and seminars.

Basic services are all available in the nearby town, which is also easily accessible on foot (about 900 m), but the property is also very conveniently located to reach larger cities such as **Reggio Emilia**, **Parma** and **Modena** where more specific services are also available.

## DESCRIPTION OF THE BUILDING

The **villa** (1,274 sqm – 13,708 sqft, 8 bedrooms and 12 bathrooms) is a large stately building dating back to the years between the **17<sup>th</sup> and 18<sup>th</sup> centuries**, finely renovated and with much of the original finishes intact. The structure's current appearance is the result of restorations carried out since **1886**. Great attention was also paid to the energy efficiency of the building, which employs modern solutions (including underfloor heating and double glazing) to reduce costs and environmental impact.

- **Basement:** large garage (up to five cars) with central heating plant, elevator machine room and old ice cellar;
- **Ground floor:** living room with kitchen, entrance hall, laundry room with small service bathroom, kitchen with pantry, dining room, double living room with service bathroom, sitting room/reading room, two bedrooms with private bathroom, entrance hall with checkroom;
- **First floor:** living room with kitchen and terrace, large checkroom, dining room with open kitchen, living room with service bathroom, large formal dining room with sitting area, private study, bedroom with bathroom, master bedroom with double private bathroom and exclusive walk-in closet;
- **Second floor:** office space, three bedrooms with private bathrooms, large checkroom, four storages and two technical rooms;
- **Third floor:** office space with access to the panoramic turret, laundry room, sitting room with sleeping corner and private bathroom.

The current internal layout of the property would allow the building to be easily divided into three residential units, each with its own independent access. Alternatively, the property could easily be used as a luxury boutique hotel.

## EXTERIOR

The building is surrounded by a well-maintained and fully fenced **14,000-sqm park**. A short distance from the building is the **12 x 6 m swimming pool** with stone-paved sunbathing area. The villa's greenery is sheltered on all sides by trees that provide great privacy and is the ideal setting for events and ceremonies, thanks to the flat nature and the possibility of installing marquees and gazebos for all needs.

All around the villa the land is covered in gravel and could easily be used as additional parking for guests.

If interested, the property has another **30.5 hectares of farmland** located to the south of the park, just across the road, very suitable either for growing some local species or building a parking lot.





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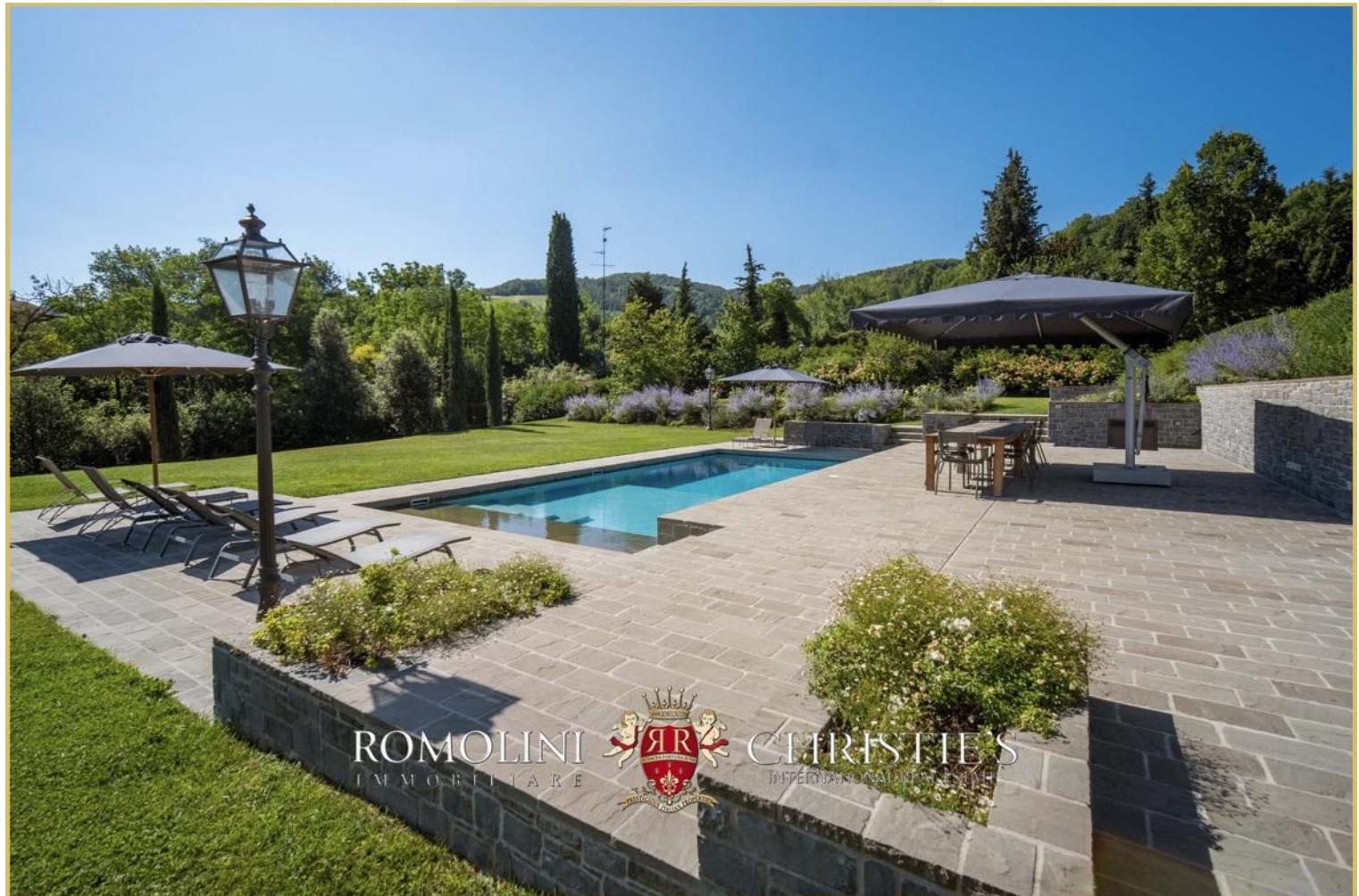


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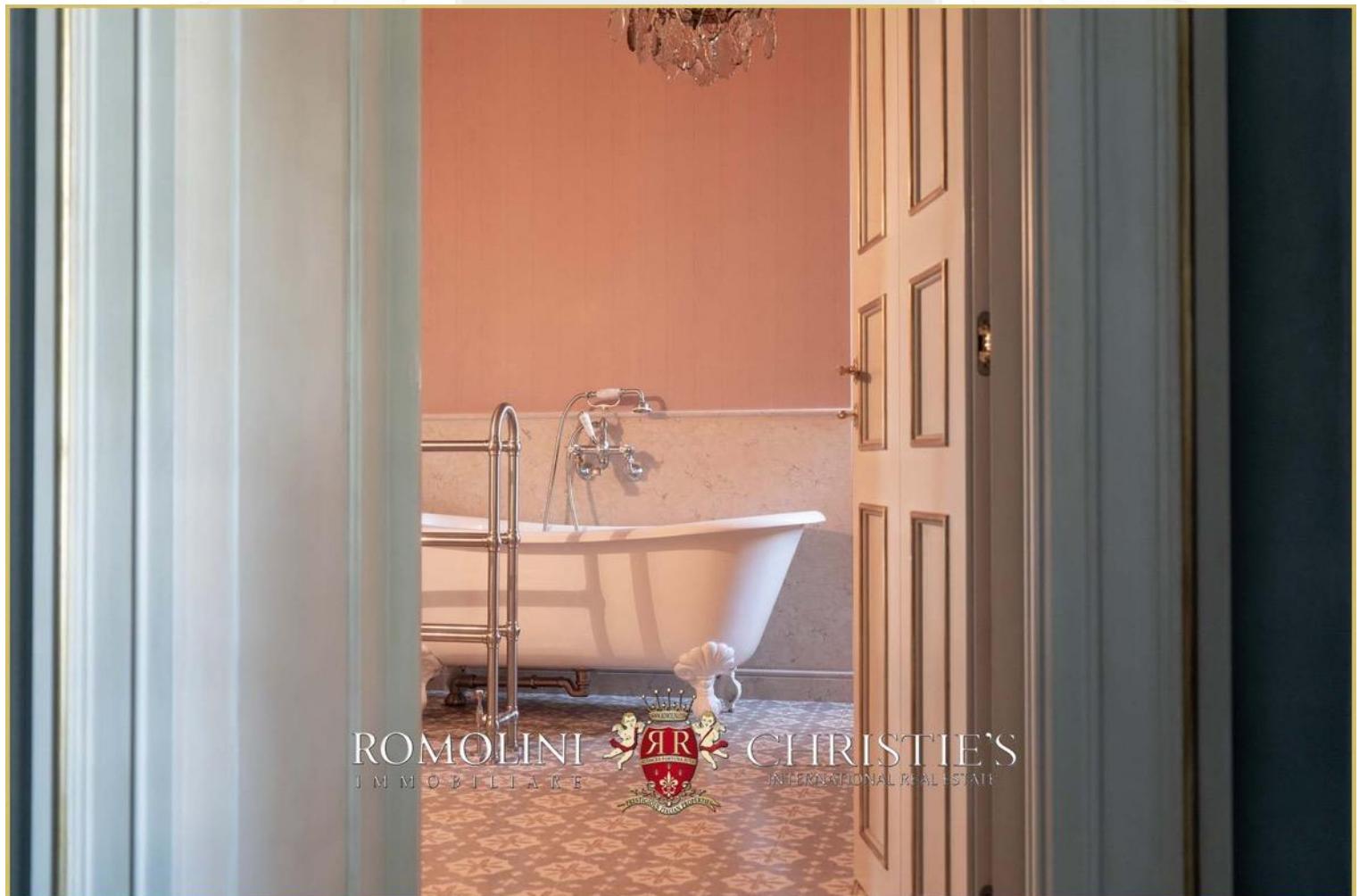






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