

Ref. 2905 – ROMAGNA LUXURY ESTATE

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LUXURY ESTATE WITH WELLNESS CENTER AND VINEYARDS FOR SALE IN BERTINORO, ROMAGNA

Bertinoro – Forlì-Cesena – Emilia-Romagna



Interiors
2,075 m²

Bedrooms
12

Bathrooms
10

Total land
9.9 ha

Swimming pool
18 × 7 m | 12 × 5 m

Vineyards
X.X ha

On the hills of Emilia-Romagna, not far from Bertinoro and Cesena, splendid luxury estate for sale. The property consists of several buildings, all finely restored and furnished, currently active as an accommodation business thanks to its very convenient location in the heart of Romagna. The park (1.4 ha), completely fenced in, represents an authentic masterpiece of Renaissance-inspired landscape architecture, where statues, amphorae, fountains, streams, stairways and pergolas are perfectly integrated in the typical geometries of the Italian Garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 2905 – ROMAGNA LUXURY ESTATE

TYPE: luxury estate

CONDITIONS: restored, luxury finishes

LOCATION: panoramic

ACCESS: paved road

INTERIORS: 2,075 square meters (22,327 square feet)

TOTAL ROOMS: 26

BEDROOMS: 12

BATHROOMS: 10

ANNEXES: multipurpose room

MAIN FEATURES: fireplaces, marble, parquet flooring, vaulted ceilings, wooden beams, frescoes, hot tub, fountains, indoor pool, events area, Italian garden, vineyard, irrigation lake

EXTERIOR: 9.9 hectares (24.6 acres)

VINEYARDS: 1.9 hectares (4.7 acres)

GARDEN: yes, well-maintained

SWIMMING POOL: 18 × 7 m | 12 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 177.32 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 3'), Bertinoro (2km; 3'), Forlì (15km; 20'), Cesena (15km; 30'), Cervia (20km; 25'), Savignano sul Rubicone (32km; 30'), Faenza (32km; 40'), Ravenna (34km; 40'), Modigliana (47km; 1h), Rimini (49km; 40'), San Marino (54km; 1h), Bologna (96km; 1h 35')

CLOSEST AIRPORTS

Forlì L. Ridolfi (12km; 20'), Rimini F. Fellini (51km; 40'), Bologna G. Marconi (98km; 1h 10'), Ancona R. Sanzio (134km; 1h 22'), Verona V. Catullo (232km; 2h 25'), Venezia M. Polo (245km; 2h 35'), Milano Linate (302km; 3h), Milano Malpensa (352km; 3h 40')

ROMAGNA LUXURY ESTATE

On the hills of **Emilia-Romagna**, not far from **Bertinoro** and **Cesena**, splendid **luxury estate** for sale. The property consists of several buildings, all finely restored and furnished, currently active as an accommodation business thanks to its very convenient location in the heart of **Romagna**.

The **main villa**, distributed on three levels connected by internal stairs, offers spacious, bright and perfectly organized rooms.

On the ground floor there are three entrances that lead to a harmonious sequence of spaces: a large living room with fireplace, an under-stairs compartment and a hallway leading to the formal dining room. A large living room with a sitting and dining area, a kitchen with direct access to the outdoor loggia equipped with a dining area and brick barbecue, as well as a checkroom, laundry room, and a service bathroom. From the same level there is also access to the **guesthouse**, connected both internally and through a separate entrance, consisting of a kitchen, two double bedrooms, and a bathroom with shower.

The second floor, reached by three different flights of stairs, houses a large living room/living room, two bedrooms with walk-in closet and en-suite bathroom with Jacuzzi and shower, four additional bedrooms, three bathrooms (one with tub, two with shower), an office space, three balconies, and two terraces. Two of the bedrooms could be internally connected to create a comfortable family suite.

The second attic floor accommodates the last bedroom and a bathroom.

The **modern annex**, connected internally to the villa by a staircase and an impressive tunnel, houses a large multipurpose room used for fashion shows and events, equipped with an archive, storage, bathroom and toilet, as well as a spectacular indoor pool surrounded by living and relaxation areas, bar area and panoramic veranda. On the same level are a bathroom with shower, a fully equipped gym with locker room and shower, and a refined wellness area complete with Turkish bath, sauna, shower room and large professional kitchen. On the second floor of the annex are a dining room, a large living room with fireplace divided into two living areas, two bedrooms and two bathrooms with shower.

The pool area offers two spectacular swimming areas. The **12 x 5 m heated indoor pool** is lined with mosaic and equipped with lighting. Large windows open views of the park and outdoor pool, creating visual continuity between indoors and outdoors. The striking **18 x 7 m outdoor pool** has a depth ranging from 1.40 to 3 meters, and is also finished in mosaic and illuminated.

Not far from the residential buildings is an **agricultural outbuilding** that houses a large wine cellar and various rooms used as tool and/or vehicle storage.

EXTERIOR

The park (1.4 ha), completely fenced in, represents an authentic masterpiece of Renaissance-inspired landscape architecture, where statues, amphorae, fountains, streams, stairways and pergolas are perfectly integrated in the typical geometries of the Italian Garden. Once past the driveway gate, a long, lighted lime tree-lined avenue leads to the villa's north façade, where a first large fountain introduces the scenery of the park, articulated on three levels of avenues, terraces, rose gardens and viewpoints. The central fountain dominates the garden and is connected to the pool by a scenic marble staircase with side streams; the path ends with a striking natural stone fountain.

The rest of the estate (currently leased to a third party) then includes a **vineyard** (1.9 ha) and large portions of arable land (6.5 ha) with a **lake for irrigation**. The unused land enjoys excellent exposure and could be used to further expand the vineyard.



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