



ROMOLINI
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Ref. 3073 – **TENUTA DI CACCIA ROMAGNA**

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123-HA ESTATE WITH HUNTING RESERVE FOR SALE IN EMILIA-ROMAGNA

Forlì – Forlì-Cesena – Emilia-Romagna



Interiors
2,340 m²

Bedrooms
9+

Bathrooms
7+

Total land
123.7 ha

Swimming pool
12 x 6 m

Immersed in the unspoiled landscape of the Tuscan-Emilian Apennines, in the province of Forlì-Cesena, this 123-hectare estate is an important rural property with a hunting reserve, characterized by spacious areas, great privacy, and a particularly valuable natural context. The estate is located in a quiet and easily accessible position, about twenty minutes from the highway exit, reachable via a smooth and well-connected road network.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3073 – TENUTA DI CACCIA ROMAGNA

TYPE: hunting estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 2,340 square meters (25,178 square feet)

TOTAL ROOMS: 38

BEDROOMS: 9+

BATHROOMS: 7+

ANNEXES: dependances, former breeding shed

MAIN FEATURES: parquet flooring, wooden beams, porches, dependances for the guests, garage, volumes to be reused, swimming pool, hunting reserve, private lake, private slaughterhouse

EXTERIOR: 123.7 hectares (305.7 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 159.64 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (6km; 5'), Castrocaro Terme (9 km; 10'), Rocca San Casciano (10 km; 15'), Modigliana (12 km; 15'), Forlì (18 km; 20'), Predappio (18 km; 20'), Brisighella (20 km; 25'), Meldola (25 km; 30'), Faenza (29 km; 30'), Bertinoro (30 km; 35'), Cesena (40 km; 40'), Imola (45 km; 45'), Ravenna (55 km; 1h), Rimini (70 km; 1h 10'), San Marino (75 km; 1h 15'), Bologna (83 km; 1h 10'), Ferrara (125 km; 1h 35'), Florence (91 km; 1h 30'), Borgo San Lorenzo (75 km; 1h 25'), Marradi (35 km; 45'), Scarperia e San Piero (85 km; 1h 30'), Arezzo (125 km; 1h 50'), Siena (175 km; 2h 20'), Pisa (175 km; 2h 20'), Lucca (165 km; 2h 10'), Perugia (185 km; 2h 30'), Venezia (220 km; 2h 30'), Rome (300 km; 3h 30')

CLOSEST AIRPORTS

Forlì L. Ridolfi (30 km; 30'), Bologna G. Marconi (95 km; 1h 15'), Firenze A. Vespucci (105 km; 1h 40'), Rimini F. Fellini (75 km; 1h 10'), Ancona R. Sanzio (150 km; 2h), Pisa G. Galilei (175 km; 2h 20'), Perugia San Francesco (190 km; 2h 30'), Venezia M. Polo (225 km; 2h 35'), Roma Ciampino (305 km; 3h 35'), Roma Fiumicino (325 km; 3h 50')

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Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – **Mail:** info@romolini.com



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TENUTA DI CACCIA ROMAGNA

Immersed in the unspoiled landscape of the **Tuscan-Emilian Apennines**, in the province of **Forlì-Cesena**, this **estate** is an important rural property with a **hunting reserve**, characterized by spacious areas, great privacy, and a particularly valuable natural context. The estate is located in a quiet and easily accessible position, about twenty minutes from the highway exit, reachable via a smooth and well-connected road network.

The property extends over about **123 hectares of land**, including agricultural and forested areas, and offers a residential complex consisting of the main house, two independent dependencies, several service buildings, and a house for the caretaker. The buildings, in excellent overall condition and finely furnished, are immersed in a hilly environment of great beauty, where the tranquility of the countryside combines with the possibility of practicing hunting activities directly on the estate.

A distinctive element of the estate is represented by the hunting and game concession that owns it. The hunting reserve, organized in the form of an **Azienda Faunistico Venatoria**, covers a total area of about 500 hectares, including lands belonging to associated owners. This feature makes the property particularly interesting for hunting enthusiasts and for those wishing to have a residence immersed in an authentic natural setting.

DESCRIPTION OF THE BUILDINGS

The **main residence** (380 m² – 4,089 ft², 5 bedrooms, and 3 bathrooms) develops over multiple levels and retains large and welcoming environments, characterized by traditional materials and refined details. On the ground floor, the entrance leads to a large living room with a dining area and two fireplaces, adjacent to a habitable kitchen and a comfortable breakfast room, also equipped with a fireplace and easily usable as a game room or communal space. On the same level, there are a bathroom and an environment dedicated to hunting activities, complete with dressing room and armory.

The upper floor hosts four bedrooms and a bathroom, while on the lower level there is a particular master bedroom, enhanced by a large glass wall that opens the view onto the surrounding hills. The bedroom also has an en-suite bathroom, offering a private and evocative environment.

Next to the main building is **dependance N°1** (200 m² – 2,152 ft², 2 bedrooms, and 2 bathrooms) consisting of a large garage for vehicles, an office for the gamekeeper, and an independent apartment with a living room, kitchen, two bedrooms, and a bathroom.

The **dependance N°2** (245 m² – 2,636 ft², 2 bedrooms, and 2 bathrooms) is located nearby and houses an equipped butcher shop with cold storage cells, a small service apartment for the caretaker, and an independent apartment consisting of a living room, kitchen, two bedrooms, and a bathroom.

Outside, immersed in greenery and in a panoramic position, a **12 × 6 m swimming pool** naturally integrates into the hilly landscape. Surrounded by relaxing spaces, it offers an ideal place to spend outdoor days and enjoy the tranquility and views of the Apennine hills.

Within the estate, there is also a **large agricultural building** (1,515 m² – 16,301 ft²) previously used for rabbit breeding. With the necessary permits, the building could be converted into residential use, offering interesting development potential and the possibility of further expanding the property's designated uses.



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MAP OF THE ESTATE























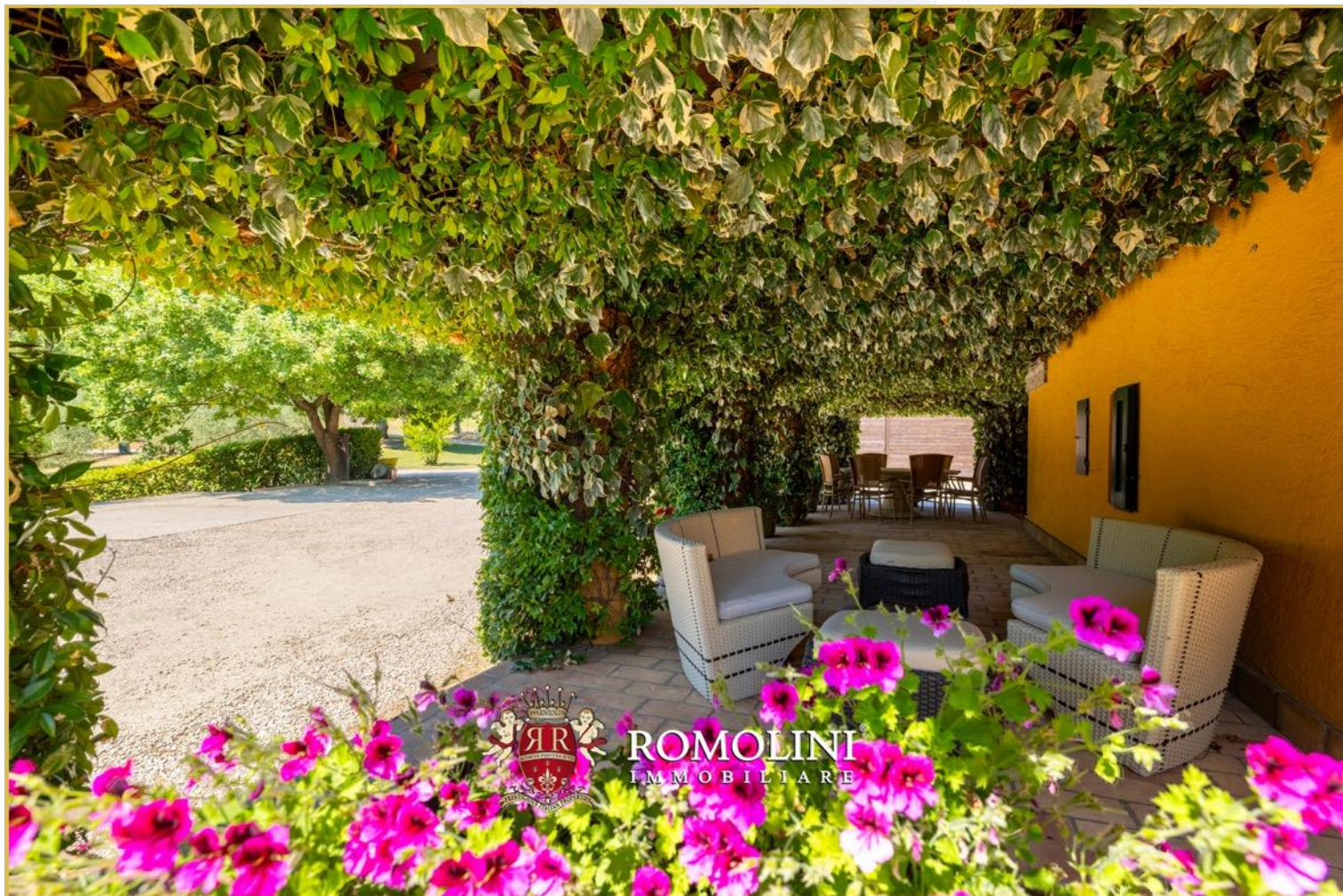
















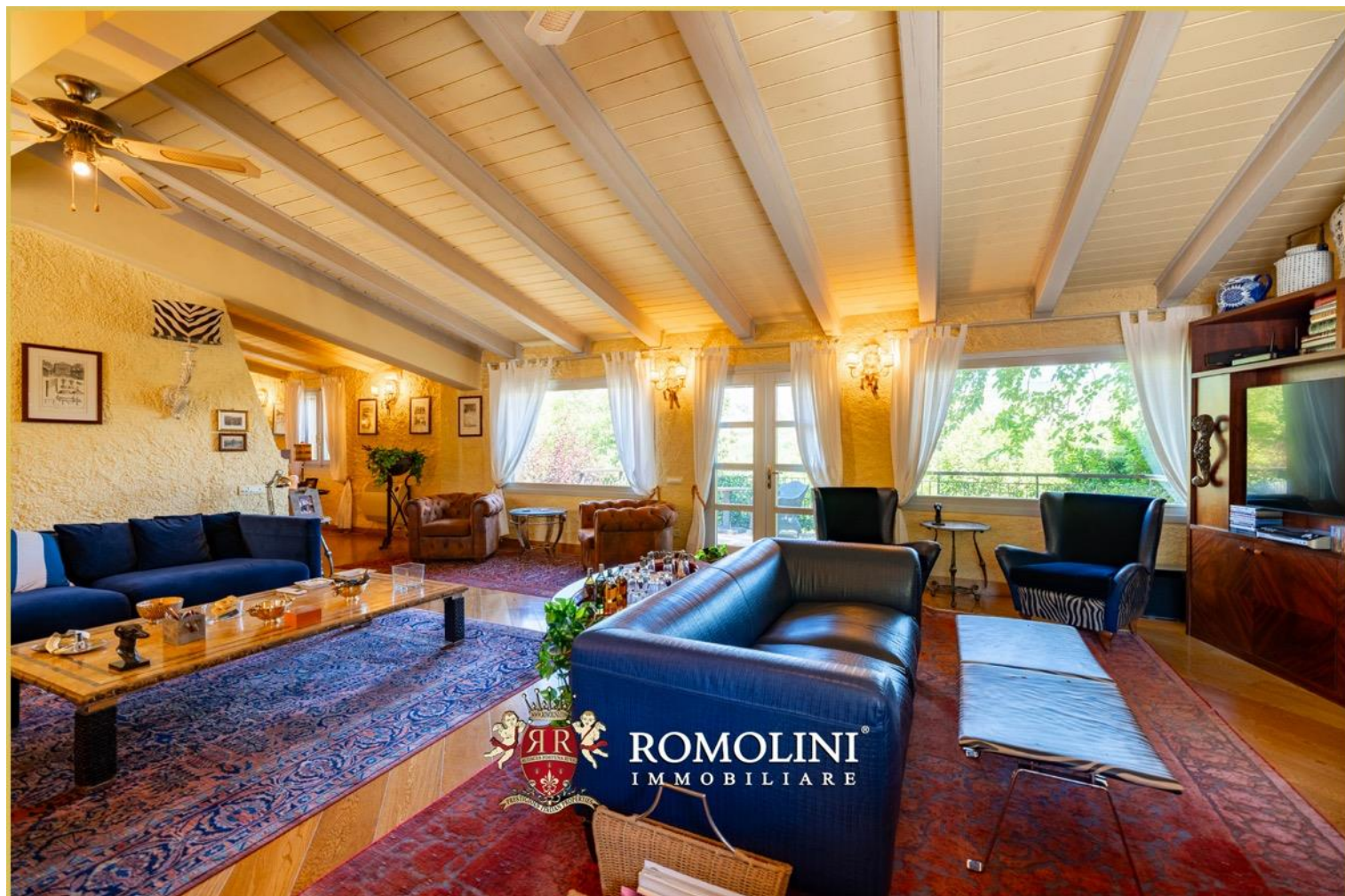














































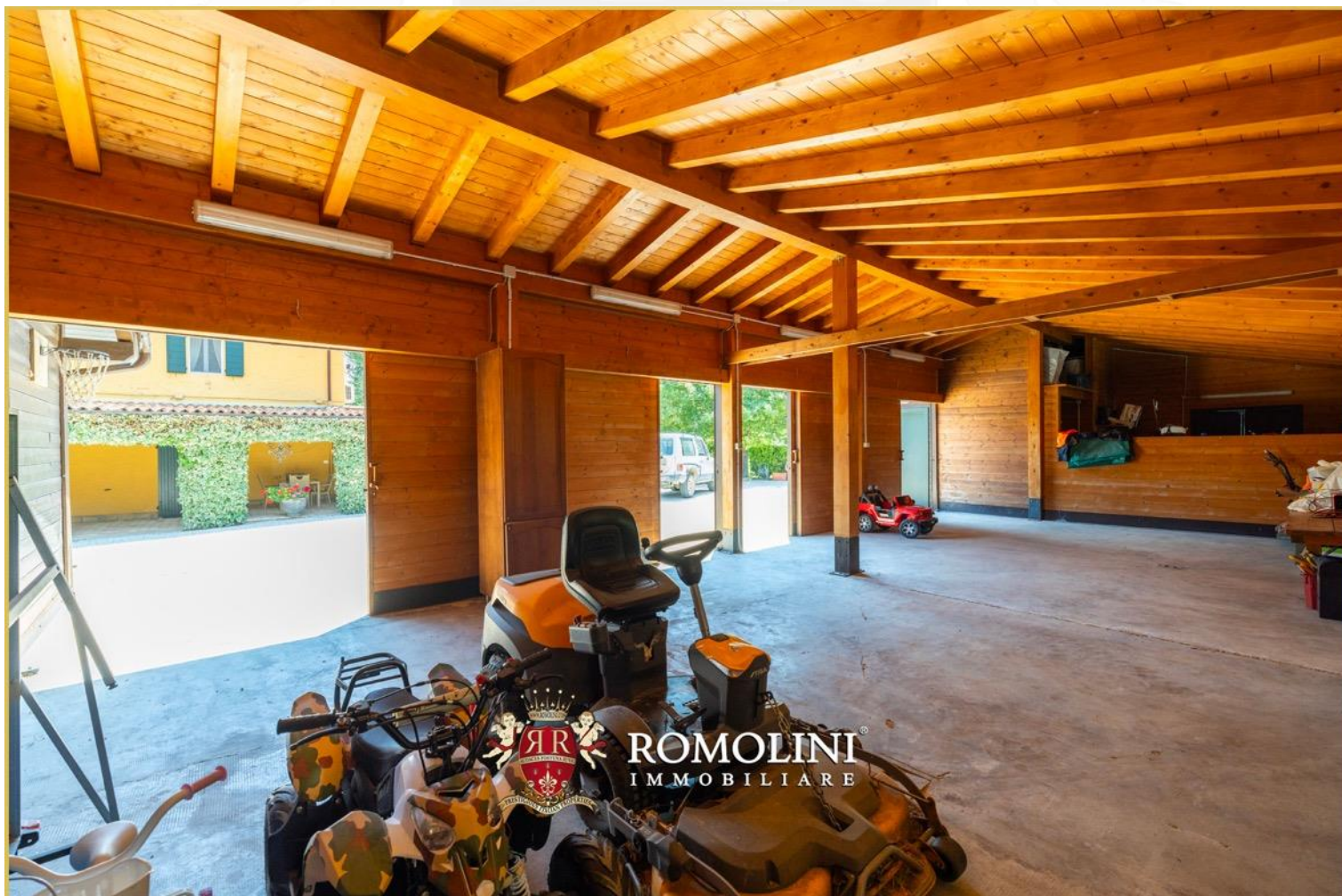














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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com