



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Property in Emilia-Romagna - Country
villa in a dream location, ideal as B&B,
depondence + pool



IT-0355-KA

Panoramablick
47020 Roncofreddo
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	47020
Country	Italy
City	Roncofreddo
Additional geographical information	Brands
Living space	approx. 610 m ²
Number of rooms	26
Plot size	approx. 4.266 m ²
Number of bedrooms	10
Number of bathrooms	11
Asking price	1.400.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

Private use and/or B&B in beautiful panoramic position.

Magnificent property in Emilia Romagna - modernity meets tradition.

The main house has a gross area of 376 m² and a veranda of 63 m².

Here you will find beautiful living rooms, 3 bedrooms, each with its own bathroom, and a professional kitchen.

The dependence is only a few metres away from the main house and is 234 m² in size.

Here, 5 luxurious bedrooms with bathrooms and private access to the garden are available.

The basement has been converted into a separate one-bedroom flat.

Next to it is also a 90 m² garage.

The 4,266 m² garden is surrounded by lush hedges, providing maximum privacy without having to give up the breathtaking views of the Emilia Romagna hills. The house also has a large parking space for ten cars in the gravel driveway.

Surrounded by manicured lawns, you will enjoy the 15 x 5 m pool, which is bordered by a terracotta sun deck.

In one of the most idyllic areas of Emilia Romagna, this lovely property is located in Monteleone, a charming medieval town just 15 km from Cesena.

The hills of Emilia Romagna are ideal for those looking for a quiet place to relax, take beautiful walks in nature and stop at wineries and osterias along the way.

About 30 km away is the Riviera Romagnola on the Adriatic coast, which has been one of the most important seaside resorts in Italy for more than a century.

More information and floor plans are available on request.

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Your contact person

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