# Emilia Romagna

## Ravenna

Ref. 4174: Stately home with annexes requiring restoration, fifteen minutes from the sea
Asking Price: € 550.000



# Description

The estate comprises the main villa, built on the foundations of a historic fortress, and three adjacent buildings, all requiring restoration, for a total surface area of around 2.357 sq.m.

The Villa

With two floors, plus the two impressive towers situated on either side, it measures around 788 sq.m in total.

Rebuilt in 1600, it was owned by local aristocratic families and has been restored and rebuilt over the course of the centuries, up until the last century.

The villa is currently divided as follows, however, taking into account that it requires restoration, the rooms could be laid out differently according to the buyer's requirements.

Ground floor: central sitting room with large Tuscan fireplace dating from 1500, kitchen with pantry, six bedrooms and two bathrooms;

First floor: large area with high ceilings, plus two further bedrooms and a bathroom.

There is another space in one of the two towers.

The other three buildings, which also require restoration, were used as storerooms, pantries, sheds and store cupboards, with some areas used as staff quarters.

They measure as follows:

Building 1 - total surface area of  around 1132 sq.m;

Building 2 - total surface area of around 350 sq.m;

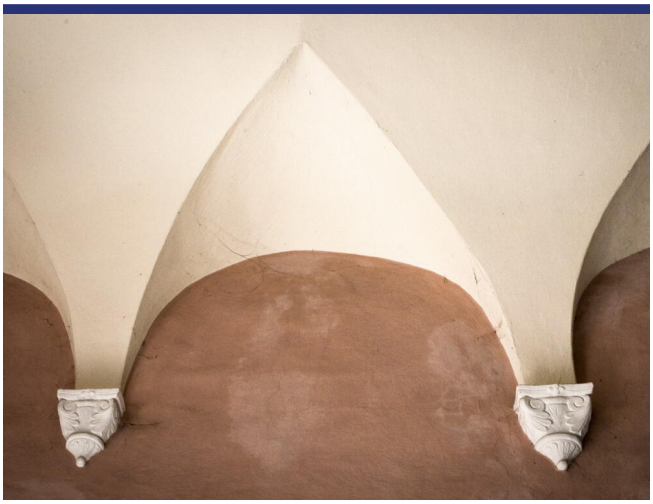
Building 3 - total surface area of around 87 sq.m.

Tenuta della Corte is an attractive period residence, perfect as an impressive home or as a place to host ceremonies and events.

Thanks to its large size and location, close to Ravenna and the sea, and less than an hour from Forlì, Ferrara and Bologna, the property would also be perfect as a tourist accommodation business.

# Pictures





























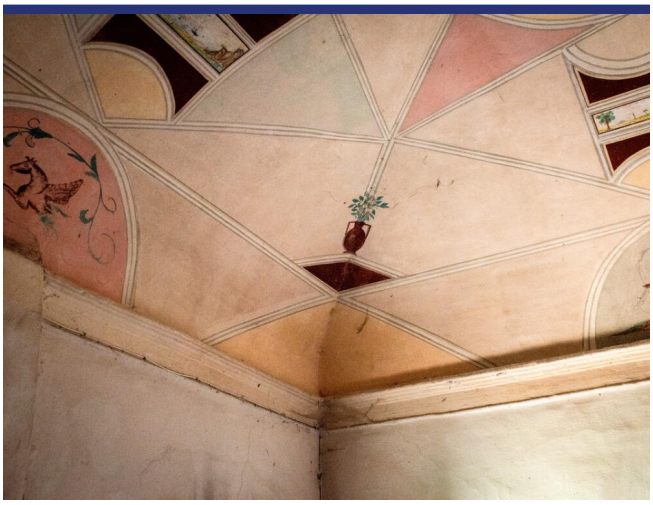


























# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 4174
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- 17 km to Sea
- 1 km to Village
- Garden
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 550.000

- Floorspace: 2357 $m^2$
- SQM Plot: 15500 $m^2$
- Bedrooms: 15
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: To be restored
- Status: Sold

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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