Emilia Romagna

Toano

Ref. 4175: Villa with pool for sale in the hills of Emilia-Romagna
Asking Price: € 2.500.000



Description

The villa consists of two apartments

Apartment 1

With an entrance on the ground floor, the apartment is spread over the first floor and the second, mezzanine floor and has a living area of approximately 252 net sqm.

It consists of a living room with a fireplace and double-height ceiling exposing the mezzanine, a large kitchen, a dining room, two double bedrooms, a study and two bathrooms.

On the mezzanine floor, there is a double bedroom with a wardrobe and a bathroom containing a shower with sauna and Turkish bath.

There is a double garage on the ground floor.

Apartment 2

This apartment is also spread over a first floor and a second, mezzanine floor and has a living area of approximately 186 net sqm. On the first floor, there is a living room with a double-height ceiling exposing the mezzanine, a large kitchen, a dining room and a bathroom. On the mezzanine floor, there are two double bedrooms (one with a wardrobe), both with en-suite bathrooms.

There is a double garage on the ground floor.

Common areas

For use by both apartments, there are large common areas measuring approximately 438 sqm.

The basement floor includes the following:
- an indoor pool, measuring 10 x 8 m, which is heated by solar panels and has double-depths (120 and 180 cm) and a whirlpool area;
- changing rooms;
- a Turkish bath and a sauna with a tanning booth, a heated bench and a sensory shower;
- a bathroom;
- a wine cellar;
- a shed for garden tools;
- the heating system control room.

On the ground floor, there is a large heated conservatory.

The property has been renovated using the highest quality materials and is in perfect condition.

The exterior features the use of exposed stone and wood and has large panoramic windows.

The interiors are ultra-modern, with resin and natural terracotta floors, exposed beams, oak window and door frames and natural wood floors in the sleeping area.

The property has underfloor heating, which is regulated by electrical thermostats in every room, and has designer aluminium wall radiators in every bathroom.

The electrical system is three-phase, with 30 KW power and a 10 KW diesel-fuelled generator.

All rooms have air-conditioning.

The burglar alarm system is based on sensors on all the window and door frames (photocell and perimeter), with a glass break alarm and 16 cameras, of which 4 are DOME cameras with automatic trackers, which can be viewed via the Internet, on a computer or a mobile device (mobile phone/smartphone).

The phone line has an already configured cordless network and a 10 MB ADSL line.

There is a home automation system for the complete management of the house.

Villa Modern Chic is surrounded by one hectare of garden, which is very well kept and in which different varieties of over 100 different plant species have been planted. It is completely enclosed by fences and has an irrigation system.

The property is ideal both as a permanent residence or as a holiday home. The division into two apartments makes it ideal for use by two families.

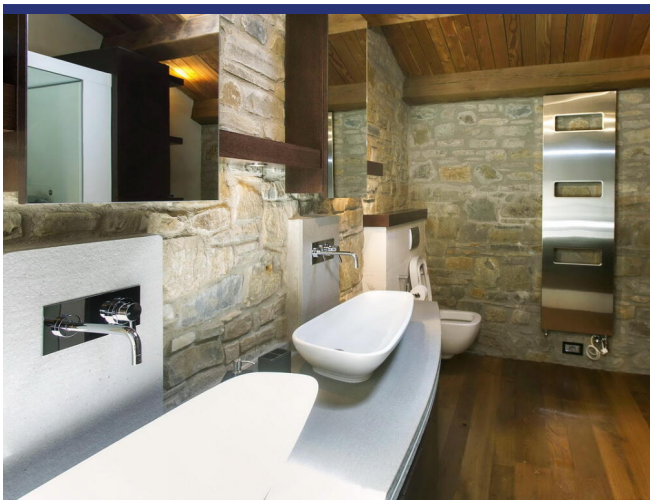
Pictures

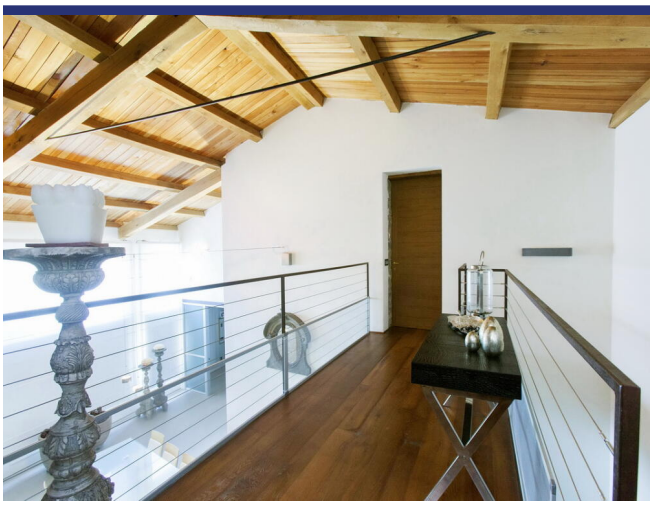




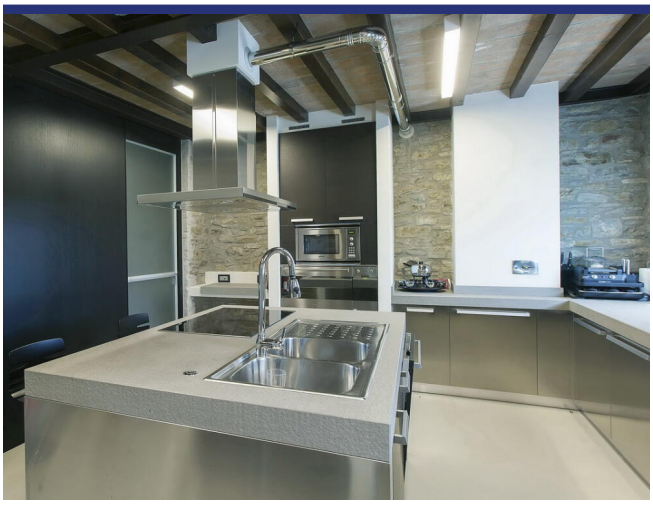








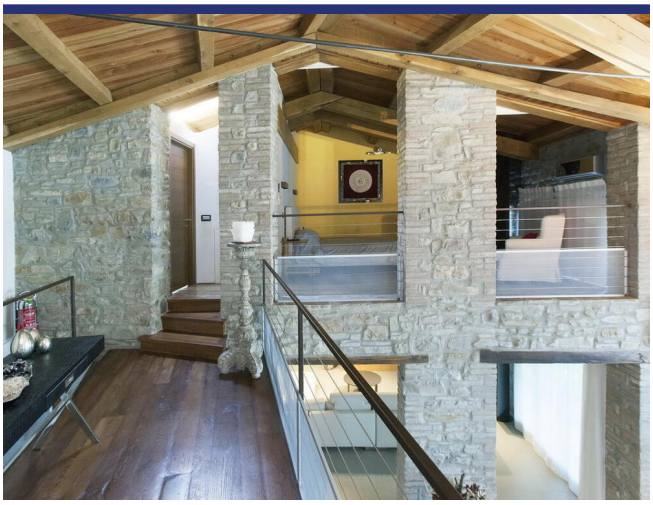




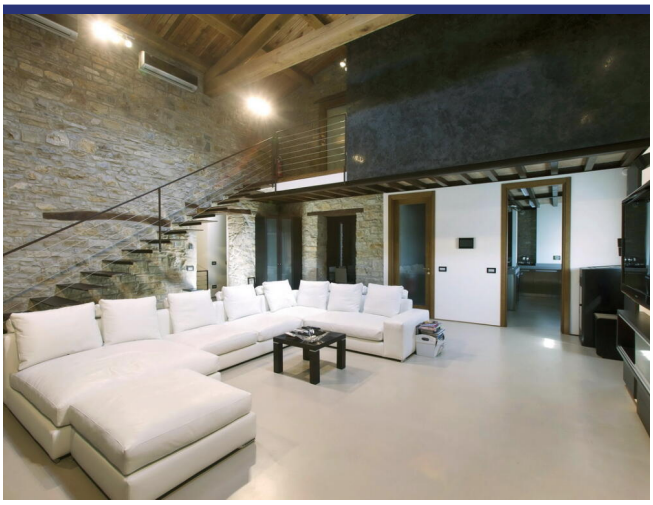








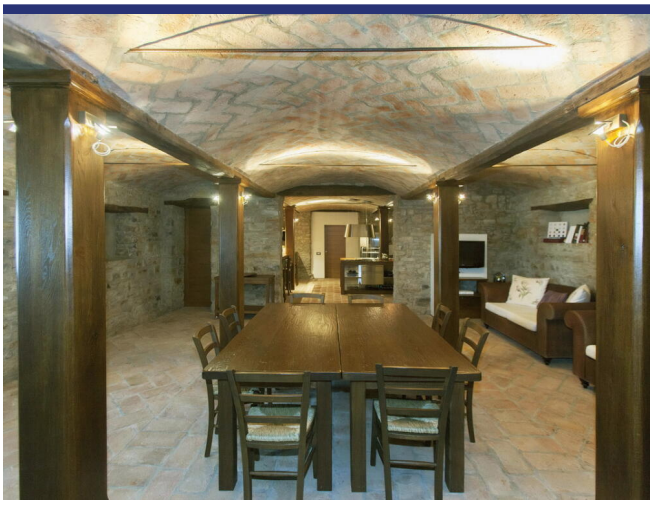




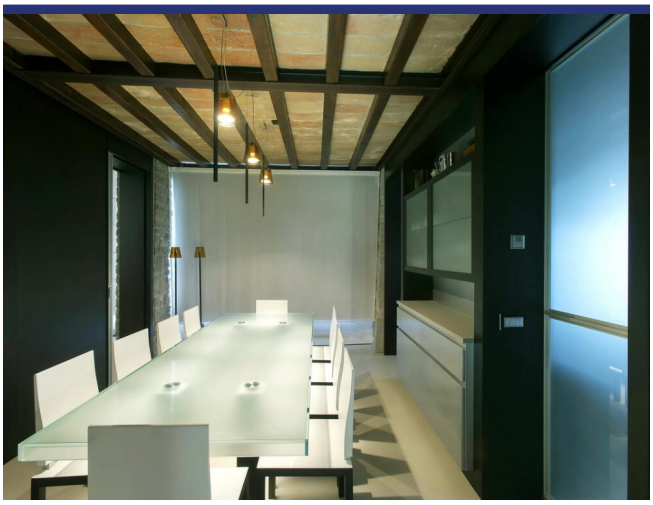






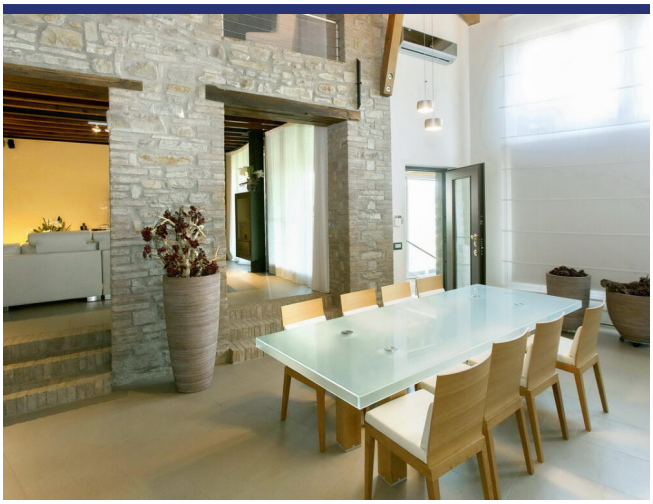


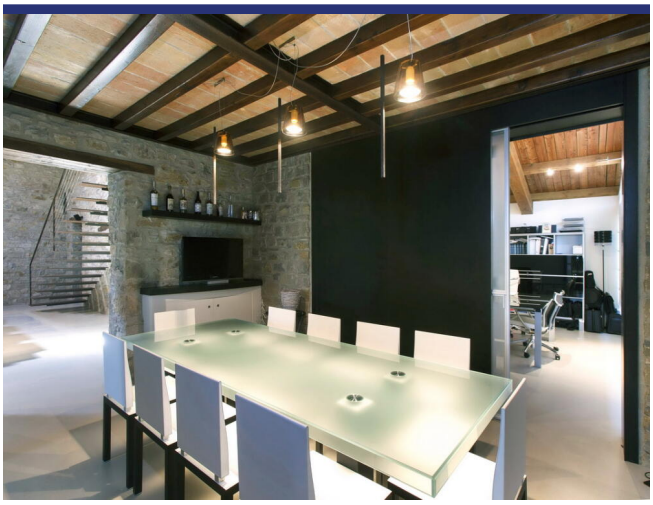


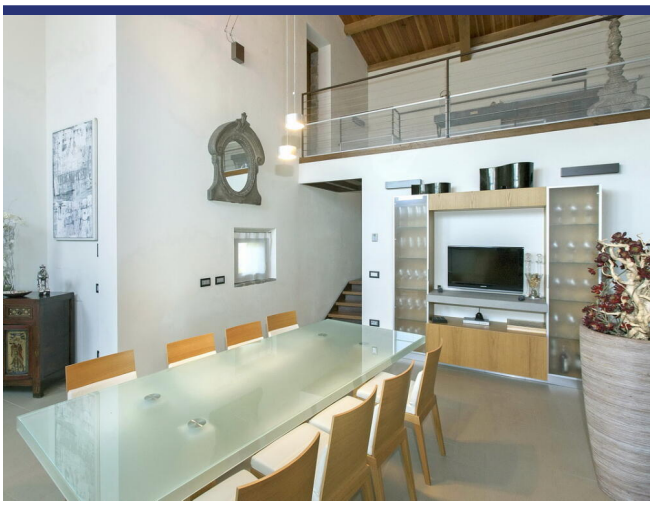


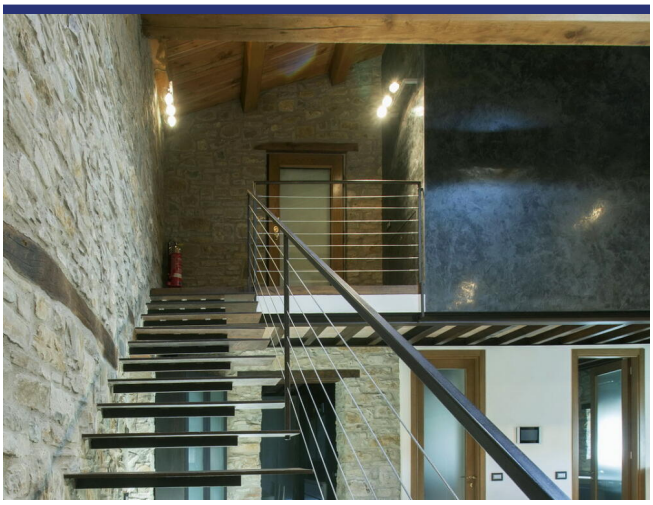


























Location & Details



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

- Reference: 4175
- Villa/Farmhouse
- Apartement/In borgo
- 33 km to Lake
- 100 km to Sea
- 3 km to Village
- Garden
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 2.500.000

- Floorspace: 1168 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 6
- Bathrooms: 8
- Rental Potential: Very good
- Condition of the Property: Very good
- 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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