



**CHARMING HAMLET NESTLED IN THE
 HEART OF THE TUSCAN-EMILIAN
 APENNINES**

Italy, Emilia Romania

Price:	€ 4 900 000
Object type	Mansion, castle, estate, House, Winery, Hotel Apartment
Market	Resale
Bedrooms	10
Number of rooms	16
Land area	20000 m2
Area	1200 m2
Category	For sale



The hamlet is located in the Tuscan-Emilian Apennines, 8 km from the small Pavullo Airport (LIDP), less than an hour from Bologna International Airport.

It is a true architectural masterpiece: a 'closedcourtyard' hamlet dating back to 1600, covering over 1200 sqm, consisting of 3 properties and a small oratory. The entire complex has recently been completely renovated, surrounded by a magnificent garden and 20,000 sqm of forest with centuries-old trees. Despite being completely immersed in nature, the property has direct access to a major communication road and is a few km from a town with all services.

The hamlet is currently designated for agritourism with rooms, as a venue for weddings and events.

The main villa spans three floors, plus a basement entirely occupied by historic cellars.

On the ground floor, there are two lounges, with double guest bathrooms and a large kitchen with pantry and staff facilities.

On the first floor:

- A suite with two large rooms and double bathrooms;
- An apartment with a living room with kitchenette, bedroom, and storage room;
- A room with a bathroom.

On the second floor:

- An apartment consisting of a living room, kitchen, two bedrooms, and two bathrooms;
- A loft.



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The second property consists of a large hall for meetings and receptions.

The third property consists of an independent two-level apartment of over 200 sqm.

The remaining part is occupied by the reception of the agritourism and a room for invalid guests with facilities.

The highlight of the property is the small private oratory, reviewed by the Superintendency of Fine Arts.

The brand-new 6x12 m swimming pool and jacuzzi are located on a natural terrace with a panoramic view and an adjacent bar and kitchen area.

The property has a source of drinking water.

Complete Wi-Fi coverage and alarm system are provided.

Located near a municipality approximately 45 km south of Modena, in Emilia-Romagna, the area where the property is situated stands out for its charming mountainous and wooded landscapes. The local economy is primarily based on agriculture, livestock, and activities related to the forestry sector, leveraging the natural characteristics of the Apennines.

The surrounding area offers a wide range of tourist attractions, including biking trails and nature paths that allow immersion in the beauty of the Apennines. In the heart of the village, there are also sites of historical and cultural significance.

The territory falls within the Regional Park of the Upper Modenese Apennines, a protected area involving several municipalities and providing multiple opportunities for outdoor activities such as hiking, walks, and wildlife observation.

8km from Pavullo Airport
55km from Bologna
49km from Modena
1h from Lake Suviana

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