



Estate on the hills of Bologna with hospitality and restaurant, plot of 5 hectares, Modena, Emilia Romagna, Italy

Italy, Emilia Romania

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|------------------------|--------------------------------|
| Price: | € 2 850 000 |
| Object type | Mansion, castle, estate, House |
| House type | Detached house |
| Market | Resale |
| Bedrooms | 9 |
| Number of rooms | 15 |
| Land area | 50000 m2 |
| Area | 1000 m2 |
| Category | For sale |



This luxurious property is located in a hilly area very close to the cities of Bologna and Modena.

Consisting of two historic buildings surrounded by terraces, a garden and 5 hectares of land, the property was renovated in 2019 to an extremely high level. The two buildings have an anti-seismic system, solar panels, and excellent quality materials and finishes. The renovation is a perfect blend of a preservation of the original features and modern additions such as very large windows and contemporary iron and wood stairs.

The context is a wonderfully peaceful immersion in nature with excellent privacy while the picturesque panorama sweeps over the surrounding countryside.

There is versatility in that the property can be used for commercial purposes or as a sumptuous private residence with plenty of guest accommodation. There are numerous fully furnished luxury suites as well as a hyper-modern and equipped restaurant.

There are two buildings: the first consists of 6 luxurious apartments fully furnished with beautiful designer furniture. The second consists of a large living room on the ground floor with large floor-to-ceiling windows which unify the inside and outside spaces for full appreciation of the splendid panorama, a kitchen and two bathrooms. On this floor there is also an apartment for the service personnel with a bedroom, living room, kitchen and bathroom.

On the first floor is a spacious living room with a sloping roof and characteristic exposed beams, large panoramic windows, two bedrooms, two bathrooms and a studio. In the basement is a spacious storage area.



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For those who wish, there are also two ruins on the property which could be restored measuring approximately 210 m² and 60 m².

It's possible to install a swimming pool.

There is a video surveillance system with motion detectors, central antenna with satellite, heat pump heating, solar panels for heating and hot water, suction system connected to the walls and a water well near the buildings.

The property sits in a unique position in the hills of Bologna / Modena approx. 400 meters high with spectacular views. It is around 30 minutes from the city of Bologna and its airport.

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