



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Ostiglia (MN) Via Dei Mille 1

Mantua-Golf course and swimming pool project

Historic property built in the 17th century, nestled in the countryside of the great valleys, completely renovated in 2015 using all natural materials such as stone, iron and wood and furnished with stylish furniture.

natural materials such as stone, iron and wood and furnished with period furniture. Currently used as an inn with 9 rooms and a restaurant with 160 seats, as well as a project to build a swimming pool and golf practice course. Active since 1880, it is also well suited as a country residence. The location is strategic as it is in the centre between Mantua, Verona and Ferrara, three of Italy's major historical cities. In the vicinity there are numerous riding stables for horses and many rivers for sport fishing. The property is about 960 sqm with about 1.5 hectares of land, including 3,000 sqm of garden. Specifically we find in the complex 13 bathrooms and 9 rooms with air-conditioned interiors, private bathroom and in some cases a lounge area, 80 sqm kitchen, 1 wine cellar with 10 seats, 2 dining rooms with 35 and 40 seats, 1 large dining room with 80 seats for meetings with audio/video system. The property is 43 km from Mantua, 46 km from Rovigo and 61 km from Verona-Villafranca Airport, the nearest airport. This property is located in the middle of a reserve 'Valli Grandi Veronesi' recognised at European level, is surrounded by numerous rivers and moats and wonderful cultivations. During the summer it is a destination for bicycle trips by school groups to admire the unspoilt nature unspoilt nature, and by various fishing competitions, given the numerous rivers that surround it.

INFORMATION

Ref.	Mantova 001
Type	Sale
Category	Villa
Price	2,750,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	9
Bathrooms	13
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	960
Garden	15000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private



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ACCESSORIES

Air conditioning

Double glazing

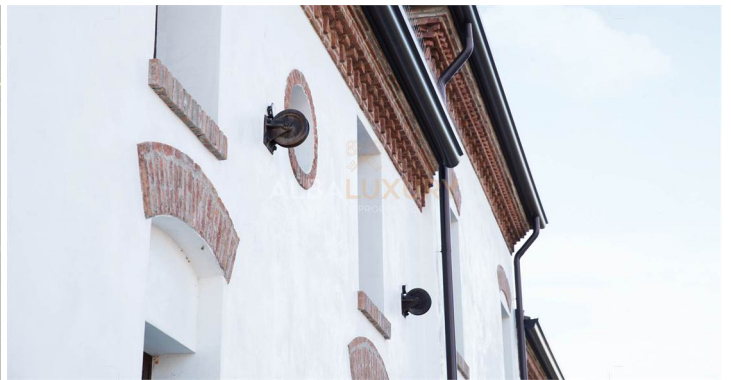
Data network

IMAGES



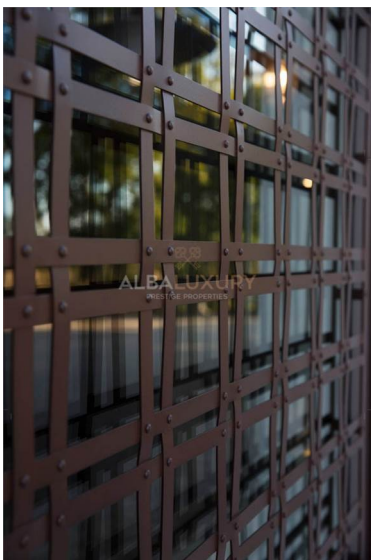


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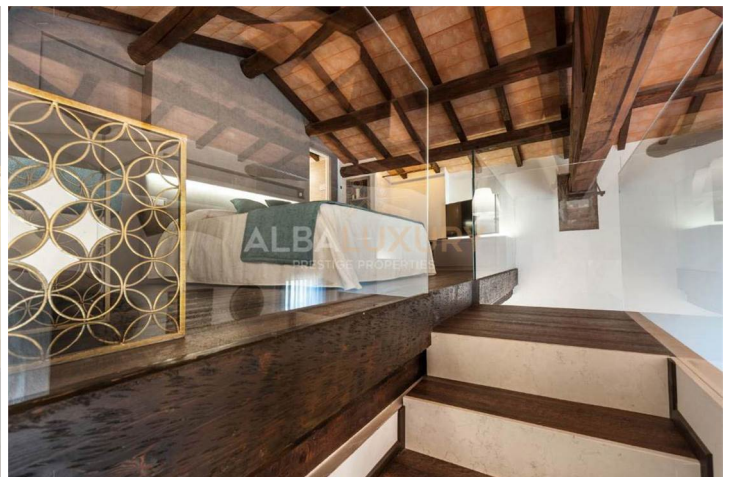


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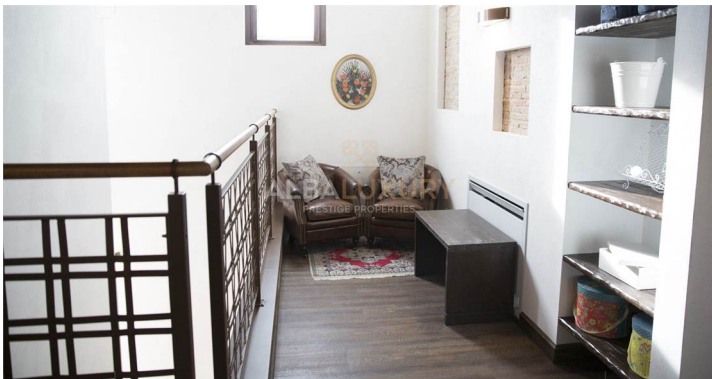
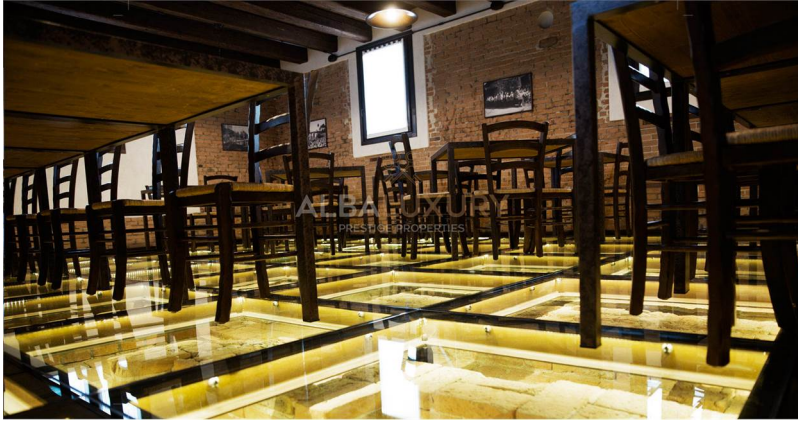


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