



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Gattatico (RE) Via Tedeschi 1

Cardinal's Palace

Reggio Emilia 22 km - Bologna Airport 78 km - La Spezia 137 km

Inside an exclusive park of 22 stately.500 square meters, consisting of statues, fountains, perfectly fenced so as to ensure privacy and confidentiality, set in the beautiful context of the Emilian countryside, we propose period villa in Art Nouveau style unobtainable in the surrounding areas, internally is arranged on three levels for a total of 1000 square meters and is completely and tastefully renovated, externally the facades, dominated by light colors, with frames marcapiano enhance the grace and charm acquired over years of history, internally, the large spaces and rooms are tastefully cared for, frescoed walls, stone fireplaces and lovely crystal chandeliers that take light from the white windows of the house that still retains the original structure of what can be called a real villa, complete the property, nineteenth-century tavern, exquisitely scenic with its brick and brick barrel vaults.

The manor house is also flanked by the atelier, divided internally into large rooms and previously used as a high fashion workshop and an attic with terrace of 140 square meters overlooking the park property.

INFORMATION

Ref.	Emilia Romagna
Type	Sale
Category	Villa
Price	1,750,000.00
Annual Expense	
Year	
Energetic Class	E 131.21

NUMBER

Rooms	10
Bedrooms	5
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1000
Garden	22500
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Type of heating system	Radiator heating



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Hot Water	Independent	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Oscurante Legno	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Ceramic		

ACCESSORIES

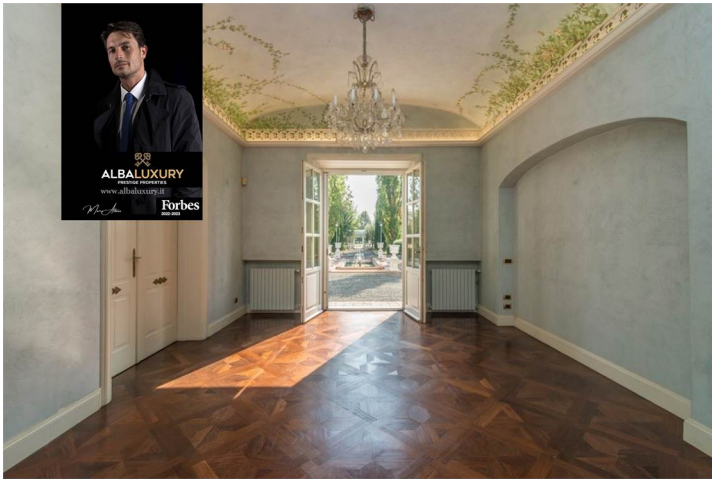
Antitheft	Air conditioning	Fireplace	Chimney flue	Electric gate
Double glazing	Armoured door	Storage room	Video intercom	Flyscreens

IMAGES



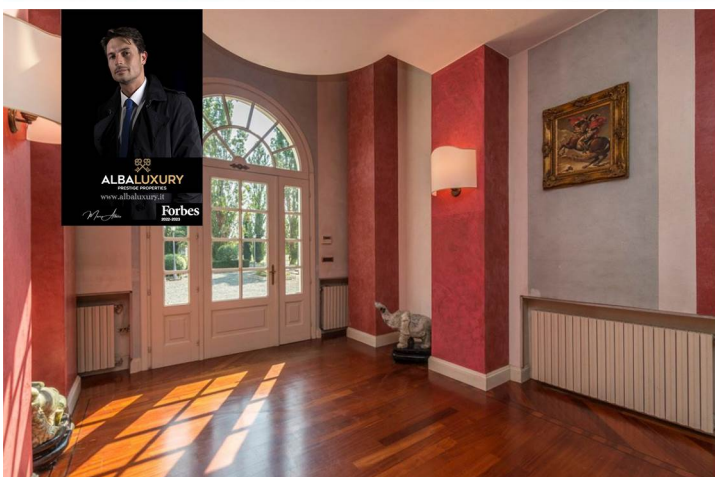
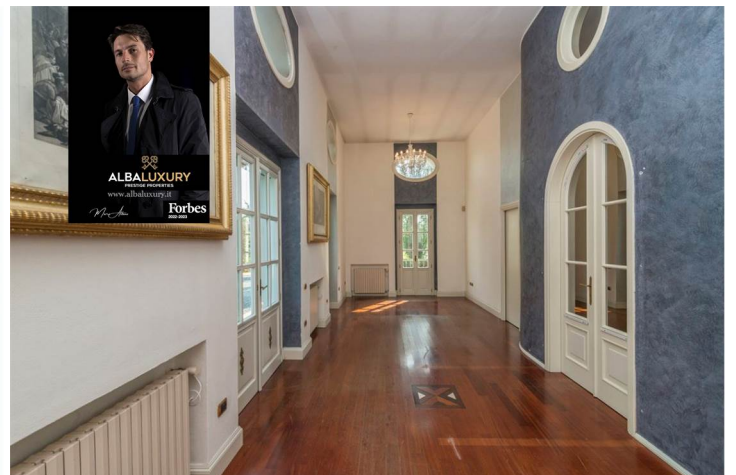
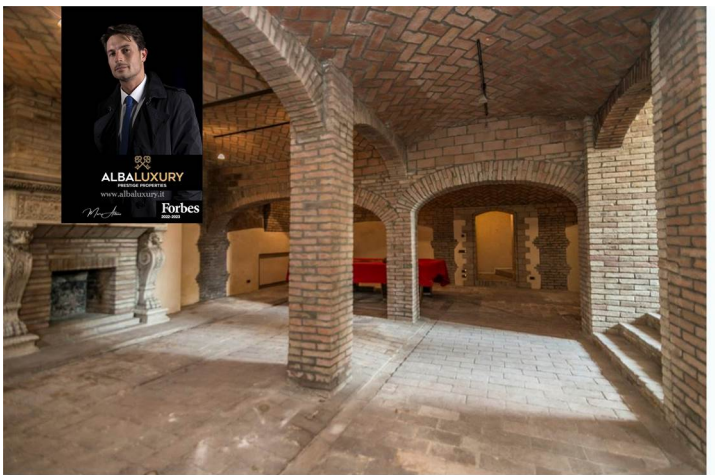


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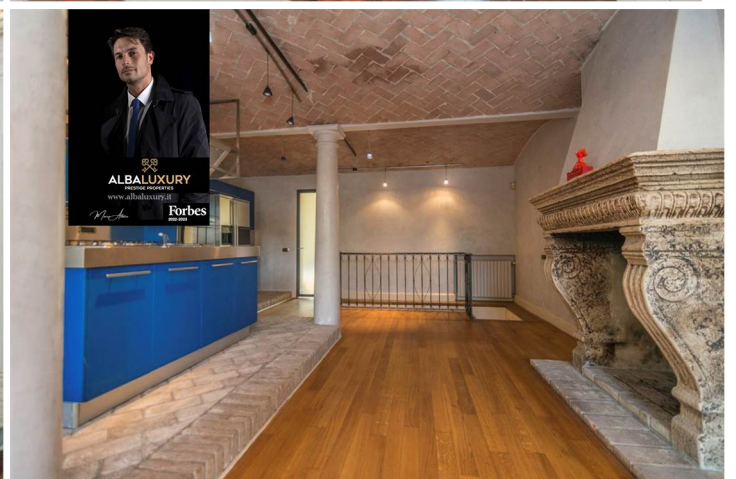
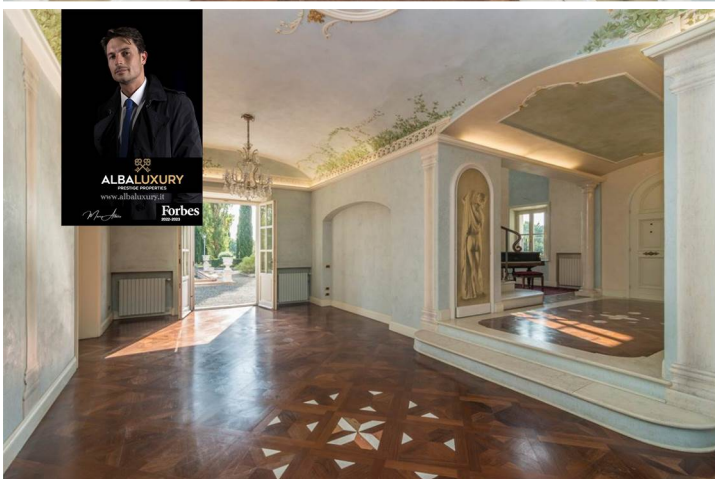
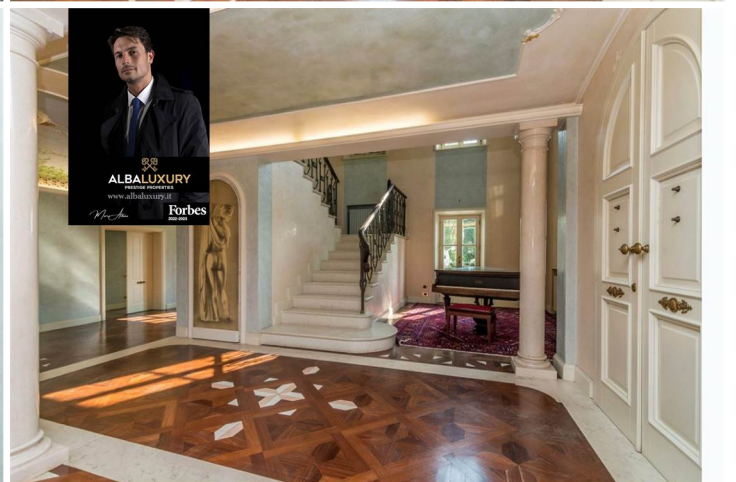
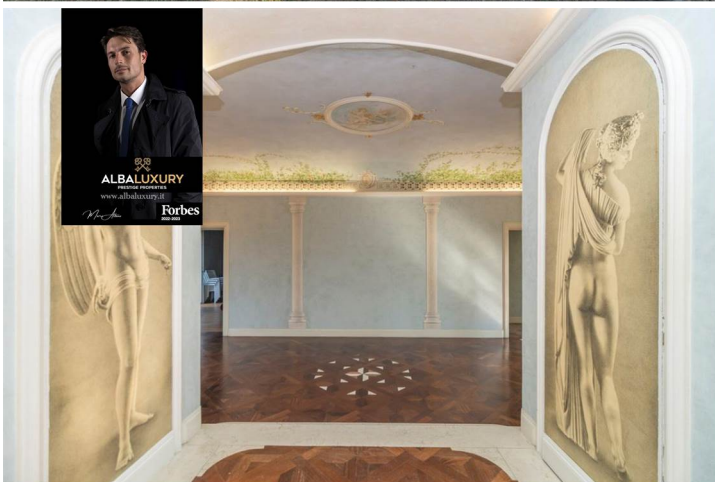
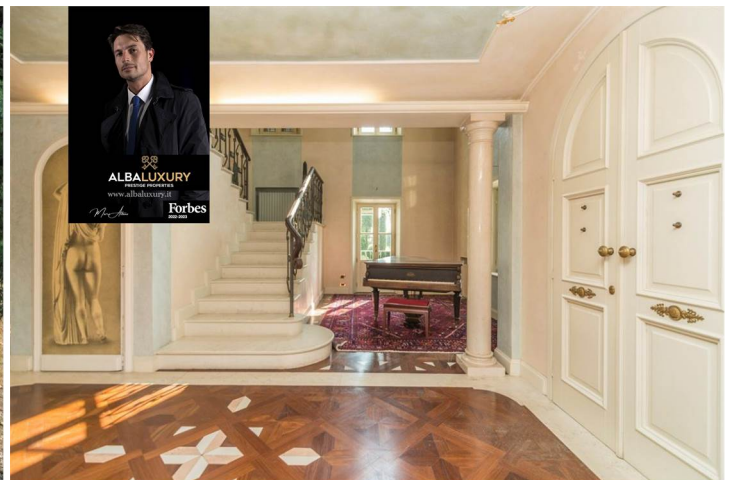
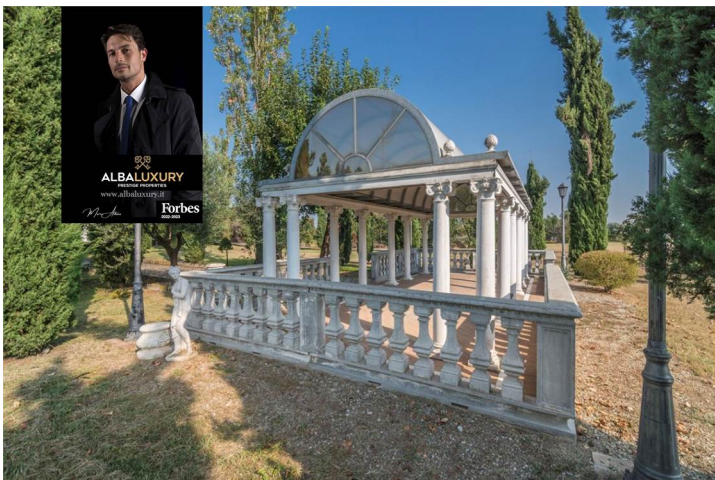


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