

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



Castle Sale in Bertinoro (FC) Via Cinque Martiri 3

A Charming Historic Residence in Bertinoro

This magnificent historic residence, located in the heart of the Romagna countryside, represents an authentic architectural gem that combines the charm of the past with modern comforts. Surrounded by a majestic private park of 9,000 square meters, the property offers ample green spaces, ideal for relaxation or organizing exclusive outdoor events. The gardens, well-kept and rich in centuries-old vegetation, give a feeling of peace and privacy, creating an oasis of tranquility in a picturesque setting.

The residence itself extends over an internal area of approximately 1,500 square meters, distributed over multiple levels, with spacious and bright rooms that maintain the historic character of the structure. Each room is enriched with original architectural details, telling the story of the residence, while being updated to ensure modern comfort and a refined lifestyle.

Located in the charming village of Bertinoro, known as the Balcony of Romagna for its breathtaking panoramic views, the residence is set in an area of great historical and cultural value. The gentle hills surrounding the village are dotted with vineyards and olive groves, offering a charming natural setting and an ideal microclimate for the production of renowned local wines, such as Sangiovese and Albana.

Bertinoro, with its medieval origins, is a place full of charm, where the traditions of hospitality are still alive and celebrated annually with the famous Hospitality Festival. Strolling through the streets of the village means immersing oneself in history, among ancient towers, churches, and noble palaces that retain the signs of a glorious past.

Thanks to its strategic location, between Forlì, Cesena, and the Adriatic Sea, the property offers a perfect combination of tranquility and accessibility. From here, it is easy to reach art cities like Ravenna, with its famous Byzantine mosaics, or the lively beaches of the Adriatic Riviera. Furthermore, the nearby Apennine hills offer numerous opportunities for excursions, nature trails, and outdoor activities.

This residence is not just a house, but a unique experience that combines nature, history, and culture, offering an ideal space for those who want to live in an exclusive and authentic location.

INFORMATION

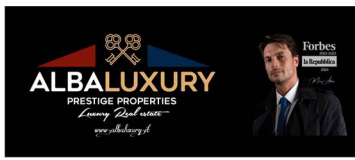
Ref.	Emilia Romagna
Type	Sale
Category	Castle
Price	3,500,000.00
Annual Expense	
Year	
Energetic Class	D 120.21

NUMBER

Rooms	30
Bedrooms	16
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1500
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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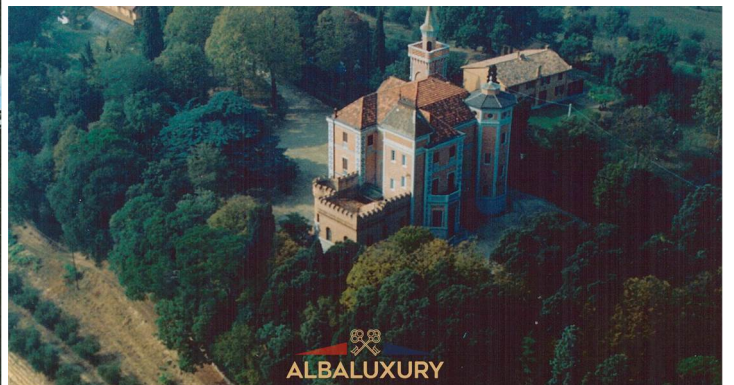
FEATURES

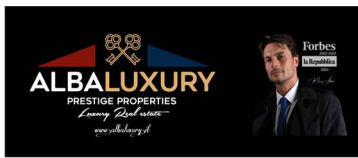
Property Conditions	Good	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wooden blind	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic		

ACCESSORIES

Electric gate	Double glazing	Concierge / Caretaker
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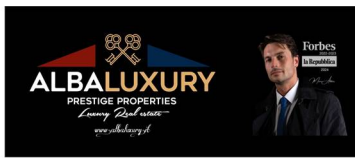
IMAGES






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