



## BARONI LUXURY HOUSES

AGENCY — PARMA

PARMA — EMILIA-ROMAGNA

THE PRIVILEGE  
OF INHABITING  
A DREAM IN AN  
'OASIS OF PEACE.

€ 960.000

PRICE

650 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# THE PRIVILEGE OF INHABITING A DREAM IN AN 'OASIS OF PEACE.

IN VIAROLO, WE PROPOSE A BEAUTIFUL FARMHOUSE WITH DEPANDANCE adjoining RUSTICO, ENVELOPED IN 5500 sq. m.. OF PARK. The Villa has an area of 584 sq. m., has undergone major improvements on the ground floor, developed on 2 floors, inside consists of: P.T: triple entrance, a large central hallway, leads to the first living room enriched by original terracotta tile flooring, ceiling with old wooden beams and typical open fireplace, followed by additional living area dedicated to billiard room, large kitchen, large dining room, bathroom with dressing. A comfortable masonry staircase leads to the 1st floor, currently dedicated to the sleeping area. (Some rooms are stacked as cellar rooms) 1st FLOOR: a large central hallway served by 2 small balconies, accompanies us to the 4 comfortable double bedrooms, another double room/study, large

bathroom, additional habitable kitchen. ATTIC: on the attic floor additional attic rooms. (Some rooms of the villa located on the ground floor are stacked as cellars). The property is completed with an additional small building consisting of a mini apartment of 65 sq. m., completely renovated, a former farm building with a floor plan of 126, developed on 2 floors, used as a large garage, cellar, storage room with additional janitor's apartment on the ground floor. PARMA NORTH, IN VIAROLO, a village located just 5 minutes drive from the city, well served, we offer beautiful manor house with depandace and former farm building for use as garage and tool shed, surrounded by an 'oasis of private greenery. "Crowning the desire to live inside an old manor house without giving up the privileges of modernity, it is possible..."

 **650 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 960.000**  
PRICE

## FEATURES



WIDE  
SPACES



HISTORIC  
BUILDING



PARK



MORE  
THAN 5  
ROOMS



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



PHONE  
**0521533841**



EMAIL  
**cristian@baroniimmobiliare.it**



ADDRESS  
**STRADA XXII LUGLIO 38, PARMA, PARMA**