



Adele Piccolo

AGENCY — FERRARA

GUARDA VENETA — RO

HISTORIC VILLA VENETA

€ 650.000

PRICE

630 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

HISTORIC VILLA VENETA

Historic Villa in rural Veneto style - Guarda Veneta (RO) Two units - large potential - quiet and authentic context In the heart of the Polesine countryside, we offer for sale a HISTORIC VILLA in rural Veneto style, surrounded by a wooded park of 7,000 square meters, consisting of two units with separate entrances, immersed in a quiet and full of charm. This beautiful property, of whose presence we find evidence in the Austrian historical archives as early as the mid '700, and later expanded in the early '900, is divided into: - Main unit of about sqm 310 entirely renovated about 15 years ago, available immediately and in excellent condition, with large interior spaces, original elements expertly preserved as the 4 fireplaces and the curvilinear wooden staircase made by a master craftsman, ideal as a main residence or country villa. - Second unit of about 130 sq m completely to be renovated internally, excellent opportunity to create a dependance,

accommodation or a custom space, with a beautiful arch and original stone stairs, the fireplace, the second floor attic with exposed beams and trusses. The property is completed by an independent annex and the large park with tall trees, shrubs and beautiful rose gardens, fully fenced. The compendium retains the typical architectural character of rural Venetian villas, with exposed beams, period details, arches and spaces that tell the life and history of the area. The proximity to the Po River, an area devoted to river and nature tourism, also makes this villa ideal for those who wish to start a B&B, agritourism or event facility. A rare opportunity for those looking for a period residence with wide potential for customization, in a quiet but easily accessible area, only an hour's drive from the airports of Bologna and Venice. Information, floor plans and visits, only by appointment or videocall. Do not hesitate to contact us.

 **630 m²**
AREA

 **5**
ROOMS

 **3**
BATHROOMS

 **€ 650.000**
PRICE

FEATURES



Adele Piccolo

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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