



Prestige Immobili

AGENCY — BOLOGNA

MOLINELLA — EMILIA-ROMAGNA

Villa for sale in Molinella (BO)

€ 1.100.000

PRICE

312 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Villa for sale in Molinella (BO)

Here 's the reformulation keeping the same tone and register: INDEPENDENT VILLA WITH POOL - DIVISIBLE IN TWO UNITS Prestige Real Estate offers for sale a beautiful detached villa of over 300 square meters, already arranged for easy subdivision into two units: an ideal solution for parent/child families or for those who want the autonomy of a sky-home, without sacrificing the convenience of city services. The property enjoys double driveway access - a main one on the town course, also convenient for pedestrians, and a secondary one at the back - and is surrounded by a lush private park of about 2.000 sqm, full of tall trees, manicured hedges, colorful flowers and a majestic olive tree that gives charm and character to the whole. On the ground floor one is greeted by an imposing porch with tall brick columns, which leads to a representative living room of over 60 sqm, embellished by a large central fireplace. The large and cozy eat-in kitchen is the beating heart of the house. The floor is completed by a pantry with independent access to the garden, a full bathroom, a storage

room and a convenient laundry room. On the upper floor, reached by a wide and comfortable staircase (arranged for the possible installation of an elevator), we find four large double bedrooms and three windowed bathrooms, including one of 12 sqm complete with sauna. The master suite also has a private walk-in closet. The private pool, equipped with an automatic shutter cover, is the real jewel of the property. Completing the residence is a garage of more than 60 sqm, versatile for multiple needs. Among the technical features and accessories: alarm system with video surveillance artesian well automatic irrigation system 12 kW of photovoltaic panels ventilated wooden roof, for maximum comfort and low consumption Thanks to the central location (train station only 600 meters away) and the generous square footage, the property also lends itself to receptive uses such as bed & breakfast or charming farmhouse. Elegance, privacy, technology and versatility define this unique property, offered exclusively in collaboration with selected Colleague.

 **312 m²**
AREA

 **5**
ROOMS

 **4**
BATHROOMS

 **€ 1.100.000**
PRICE

FEATURES



WIDE
SPACES



LUXURIOUS
FINISHES



GARDEN



SWIMMING
POOL



Prestige Immobili

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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