

FOR SALE



BARONI LUXURY HOUSES

AGENCY — PARMA

PARMA — EMILIA-ROMAGNA

CASALE, A QUIET CORNER IN THE HEART OF PARMA.

€ 1.280.000

PRICE

1250 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

CASALE, A QUIET CORNER IN THE HEART OF PARMA.

WE OFFER FOR SALE IMPORTANT PROPERTY COMPOSED BY MANOR HOUSE of 414 square meters, adjacent dead door, SLAUGHTERHOUSE of 140 square meters, with overhanging BARN of 190 square meters, embraced by the large porch of 140 square meters. In front of the main house, large BARCHESSA of 185 square meters, plus 95 square meters. of tool shelter, and additional multipurpose BUILDING of 138 square meters. Both buildings are independent on 4 sides. Additional small barchessa of 53 sq.m., the whole enveloped by large park and agricultural land of 14,000 sq.m., used as a garden. The main house, developed on 2 levels, consists of: G.F.: representative entrance, large living room, kitchen, dining room, bathroom, cellar and storage rooms. A central brick staircase connects the upper floors. 1st floor: dedicated to the sleeping area, 3 double bedrooms, study, ironing room, bathroom. Attic: composed of attic rooms. The house

is habitable, in good condition of use while the former rural buildings (stable, barn, barchesse, multipurpose building) are in need of renovation. The PUG currently in force, provides for the demolition and reconstruction of the former rural buildings, with the recovery to civil housing and the construction of 9/10 housing units in addition to the main house. The compendium is served by utilities: aqueduct, electricity, sewer, gas and private well. PARMA, in the CROCETTA area just a few steps from the beating heart of Parma, where the city vibrates with history, art and scents of tradition, an almost secret gateway to another dimension opens up: an enchanting rustic house surrounded by greenery, where time seems to slow down to make way for the most authentic beauty. Surrounded by ancient trees and meadows that glow with light on sunny days, this place tells a story of silence, harmony and respect for nature....

 **1250 m²**
AREA
 **5**
ROOMS
 **3**
BATHROOMS
 **€ 1.280.000**
PRICE

FEATURES



WIDE
SPACES



HISTORIC
BUILDING



GARDEN



INDEPENDENT



BARONI LUXURY HOUSES

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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