

FOR SALE



Giusti Immobiliare

AGENCY — MODENA

VIGNOLA — EMILIA-ROMAGNA

EXCLUSIVE VILLA WITH GARDEN

€ 2.000.000

PRICE

800 m²

SQUARE METRES

5

ROOMS



DESCRIPTION

EXCLUSIVE VILLA WITH GARDEN

When excellence meets the emotion of home In the heart of one of Vignola's most desirable residential areas, this magnificent single-family villa invites you to discover what it really means to feel at home. Surrounded by a lush private garden that guarantees absolute privacy, the property is distinguished by refined finishes and an impeccable state of preservation.

GROUND FLOOR | The Everyday Welcome Cross the threshold and let yourself be enveloped by the brightness of the living-dining room, a generous space where natural light dialogues with the elegant fireplace, creating that atmosphere of refined comfort that transforms a home into a retreat. The eat-in kitchen, perfectly equipped, becomes the beating heart of family conviviality, while the study offers you a reserved space for smart working, where concentration and privacy meet naturally. To complete the plan, a service bathroom and a practical storage room guarantee that daily functionality that makes every gesture more fluid.

FIRST FLOOR

| The private dimension The generous hallway accompanies you through the sleeping area, where every room breathes comfort and intimacy, and then leads you to a charming covered terrace. The master bedroom turns out to be a true representative suite: dedicated closet rooms and a private en-suite bathroom create a space where personal well-being becomes a top priority. Direct access to the panoramic covered terrace adds that dimension of freedom that makes the difference on sunny mornings and summer evenings. Two additional double bedrooms, one with walk-in closet, offer generous and bright spaces, both with independent access to the terrace. A second bathroom with fine finishes completes the harmony of this floor.

MEZZANINE FLOOR | Your personal space Under the evocative volumes of the roof, discover a versatile space designed for your well-being: a fitness area equipped to keep you in shape, a TV area for daily relaxation and a service bathroom that makes this room completely autonomous...

 **800 m²**
AREA

 **5**
ROOMS

 **5**
BATHROOMS

 **€ 2.000.000**
PRICE

FEATURES



WIDE
SPACES



BOX CAR



LUXURIOUS
FINISHES



GARDEN



GYM



Giusti Immobiliare

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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