Parma – Emilia-Romagna

CHARMING ESTATE IN THE HILLS OF PARMA – WHERE NATURE, SILENCE AND TIMELESS CHARM MEET

Property ID: IT262942891



PURCHASE PRICE: 2.150.000 EUR • LIVING SPACE: ca. 580 m^2 • ROOMS: 15 • LAND AREA: 40000 m^2

Property ID: IT262942891 - 43121 Parma – Emilia-Romagna

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Property ID: IT262942891 - 43121 Parma – Emilia-Romagna

At a glance

Property ID	IT262942891
Living Space	ca. 580 m²
Rooms	15
Bedrooms	6
Bathrooms	5

Purchase Price	2.150.000 EUR
House	Single-family house / Detached house
Total Space	ca. 580 m²
Equipment	Swimming pool, Sauna, Fireplace

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Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property





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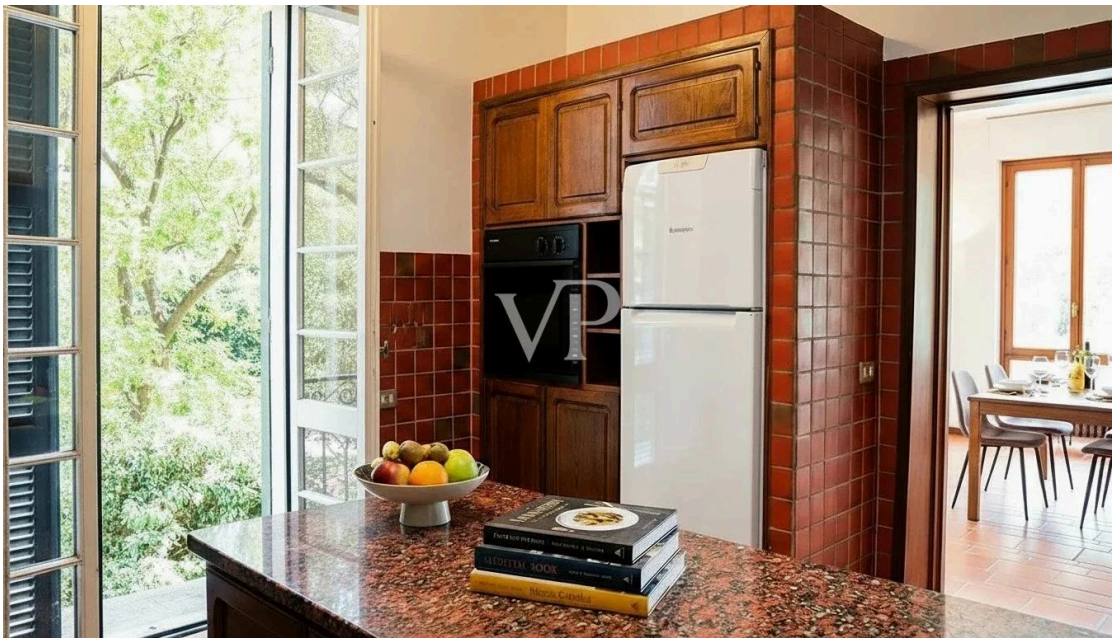
The property





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The property





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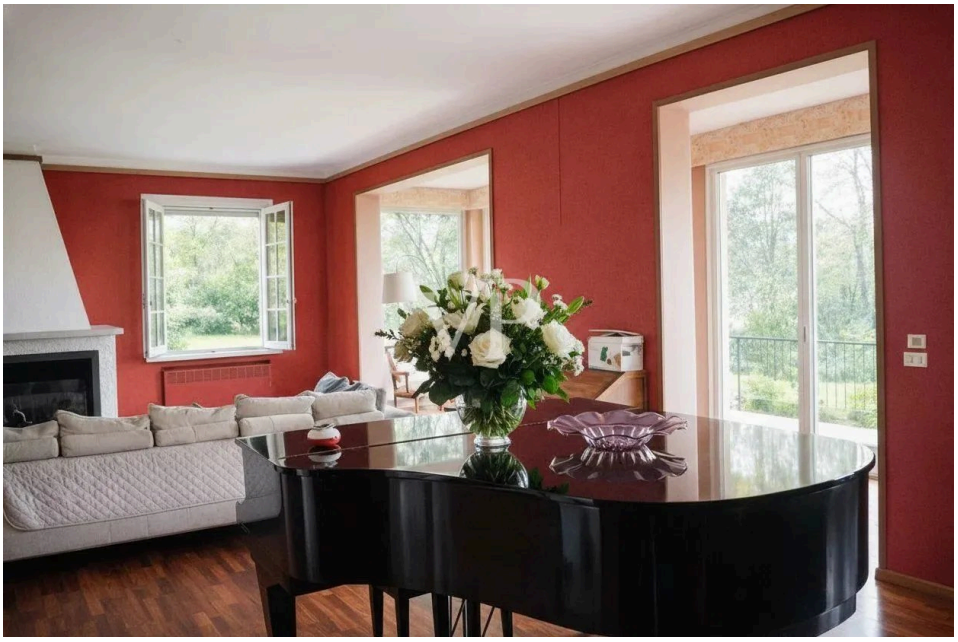
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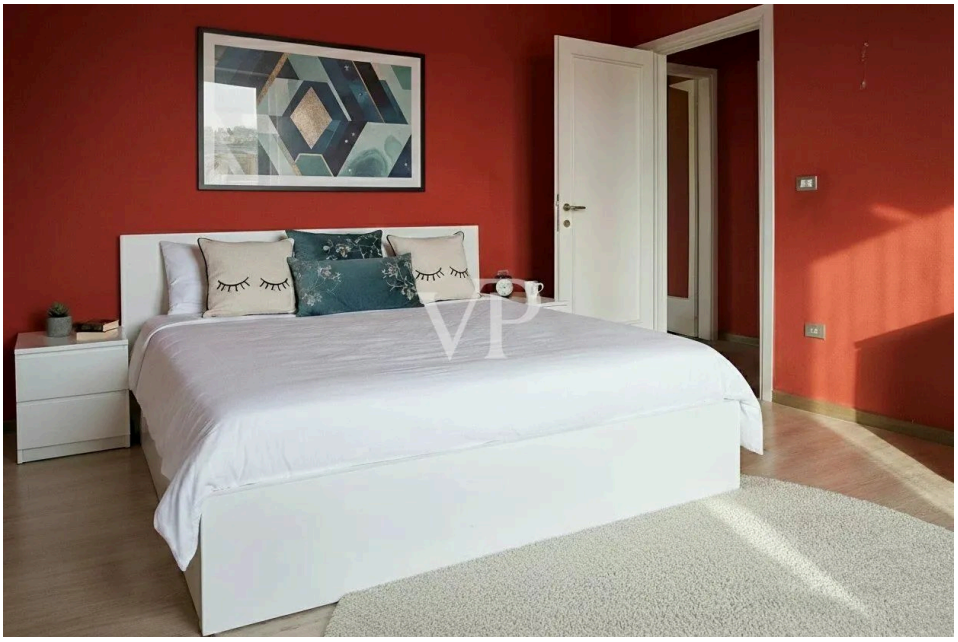
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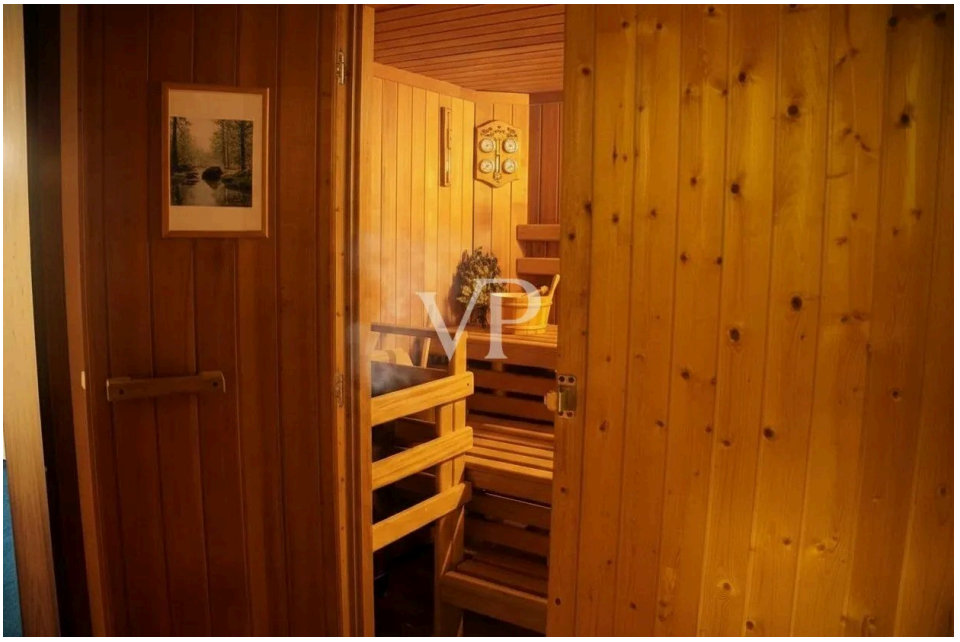
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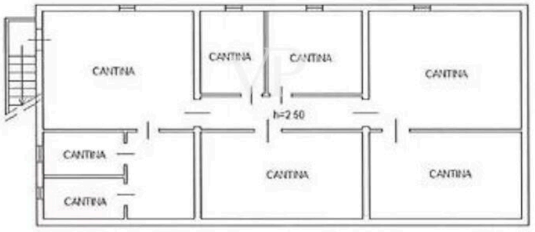




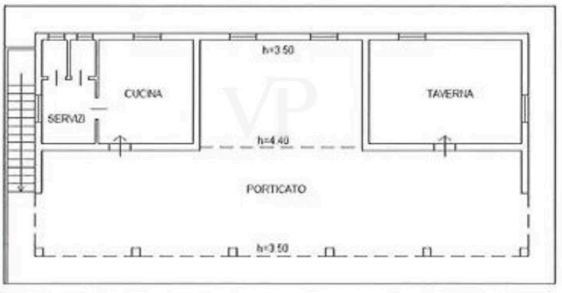
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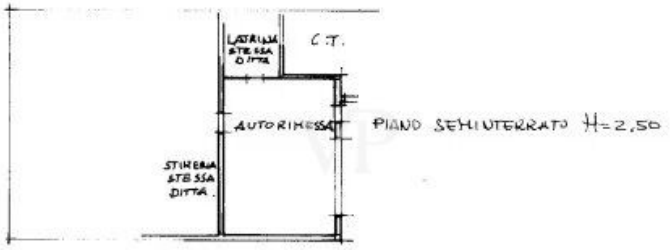
Floor plans

PIANO PRIMO SOTTOSTRADA
(INTERRATO)

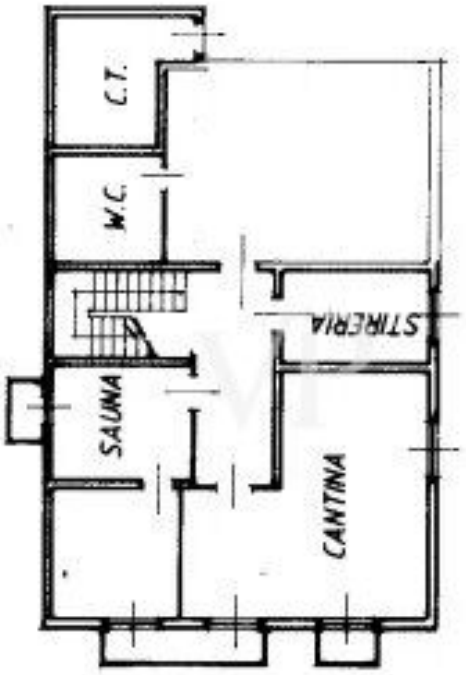


PIANO TERRA

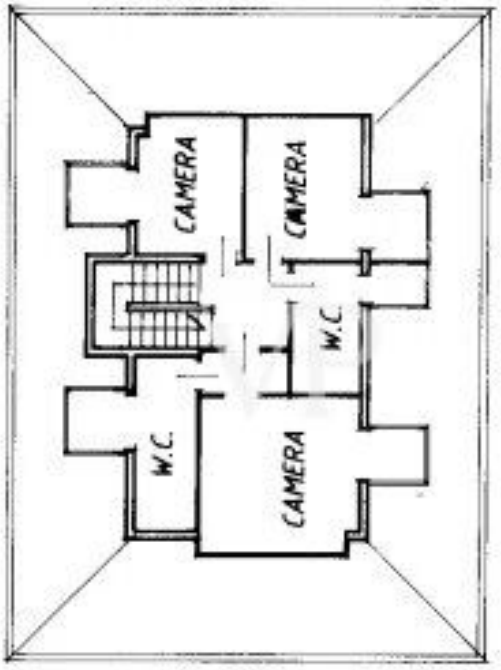



LASTRICO STESSA DITTA
C.T.
AUTORIMESSA
PIANO SEMIINTERRATO H=2,50
STIRERIA STESSA DITTA


SOGGIORNO
WC
INGRESSO
PRANZO
CUCINA
PIANO TERRENO



PIANO INTERRATO



MANSARDA

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

On the gentle summit of a hill in the municipality of Sala Baganza, in the small town of Maiatico, this exceptional property is set in one of the most beautiful landscapes in the hills around Parma. Immersed in the tranquillity of nature and just a few minutes from Collecchio, this residence harmoniously combines privacy, elegance and the cultivated lifestyle of Emilia-Romagna. Just a few steps from the villa is the renowned La Rocca Golf Club with its 18-hole golf course, while the protected landscape of the Boschi di Carrega Natural Park stretches around the property - a place where forests, clearings and fascinating wildlife form the backdrop. The property extends over a private park of around 40,000 m², of which around 30,000 m² directly merge into the nature park. Part of the estate is also a private forest of around three hectares, which merges with the surrounding park and creates an atmosphere of exceptional tranquillity. Among the old trees and wide clearings, it is not uncommon to come across deer and other animals of the region. The park is home to a spacious 8 × 24 meter swimming pool, its own vineyard, from which the renowned Malvasia DOP di Maiatico can be produced, and a private lake, which lends the property a particularly poetic touch. The pool area is also ideal for exclusive events with over 200 guests. The main VILLA, with a living space of over 300 m², extends over three levels. On the first floor, bright and inviting rooms open up: a living room with fireplace, a study with open library, a spacious kitchen and a dining room with views over the vines and parkland. The upper floor forms the private area of the house with three bedrooms and two bathrooms. In the basement there is a double garage, laundry and ironing room, a bathroom, a sauna with whirlpool, a further room and a tavern for social evenings. About 70 meters from the main villa there is a spacious annex of about 280 m² on two levels. On the first floor there is a fully equipped kitchen, bathroom, summer tavern and barbecue area. The basement offers another kitchen, bathroom, two bedrooms and a living room, ideal for guests or staff. Thanks to its spaciousness and privileged location, the property also offers interesting development opportunities. The existing usable area can be extended by up to 35%, both for the main villa and the annexe, with the possibility of constructing further buildings in consultation with the municipality. The possibilities range from extending the living areas and creating a private spa and wellness area to a helipad or a nature and fitness trail in the private forest. The pool could also be covered by a mobile structure and used all year round. A rare place where nature, elegance and timeless tranquillity merge into a unique harmony.

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Contact partner

For further information, please contact your contact person:

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