

Parma - Emilia-Romagna

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

*Property ID: IT262942891*



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 2.150.000 EUR • LIVING SPACE: ca. 580 m<sup>2</sup> • ROOMS: 15 • LAND AREA: 40.000 m<sup>2</sup>**

**Property ID: IT262942891 - 43121 Parma - Emilia-Romagna**

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## At a glance

|              |                        |                |                                 |
|--------------|------------------------|----------------|---------------------------------|
| Property ID  | IT262942891            | Purchase Price | 2.150.000 EUR                   |
| Living Space | ca. 580 m <sup>2</sup> | Commission     | Subject to commission           |
| Rooms        | 15                     | Total Space    | ca. 580 m <sup>2</sup>          |
| Bedrooms     | 6                      | Equipment      | Swimming pool, Sauna, Fireplace |
| Bathrooms    | 5                      |                |                                 |

Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## Energy Data

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

Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



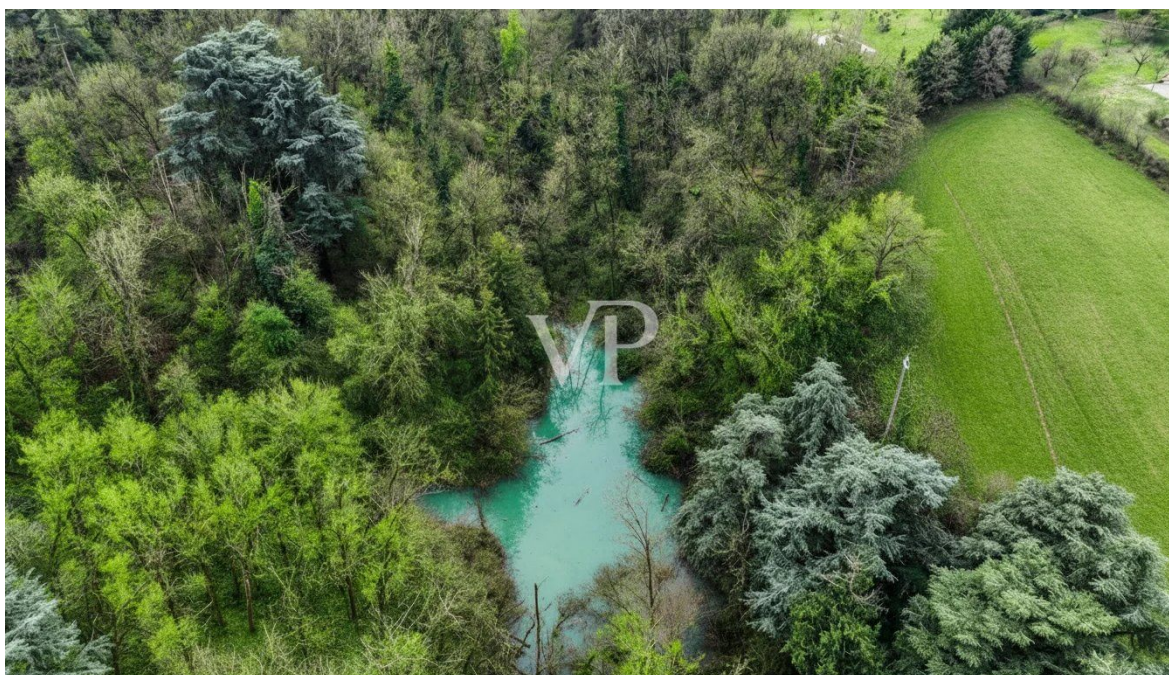
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



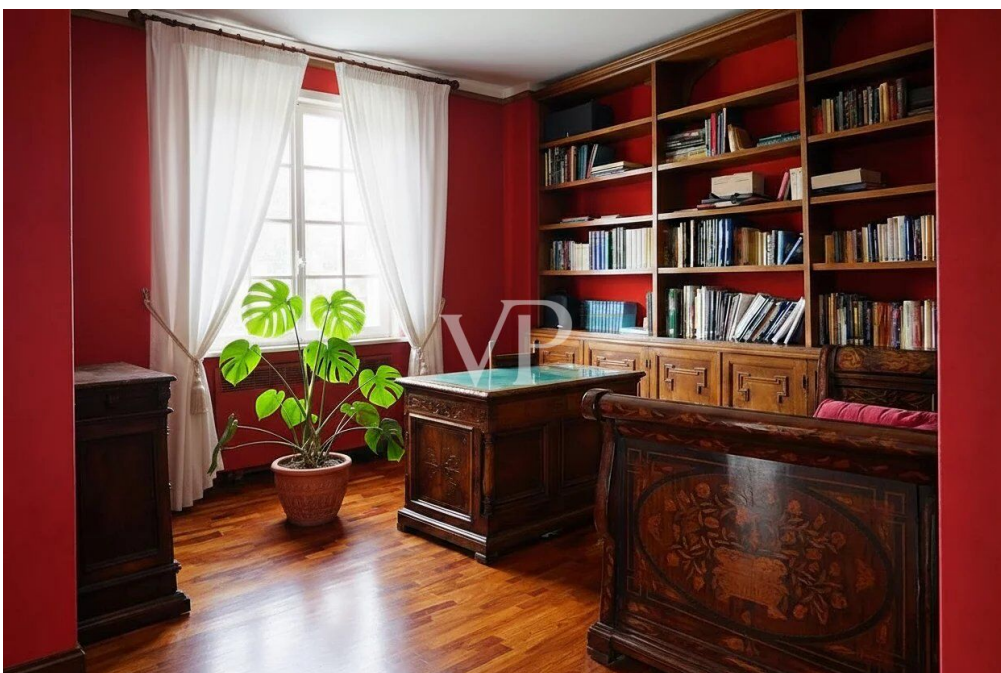
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



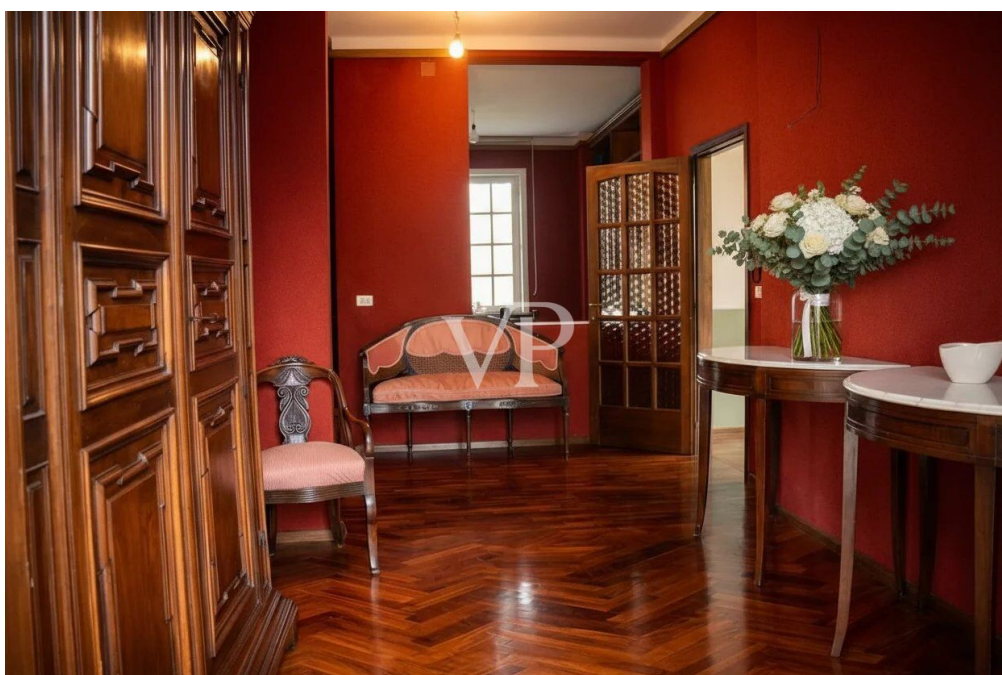
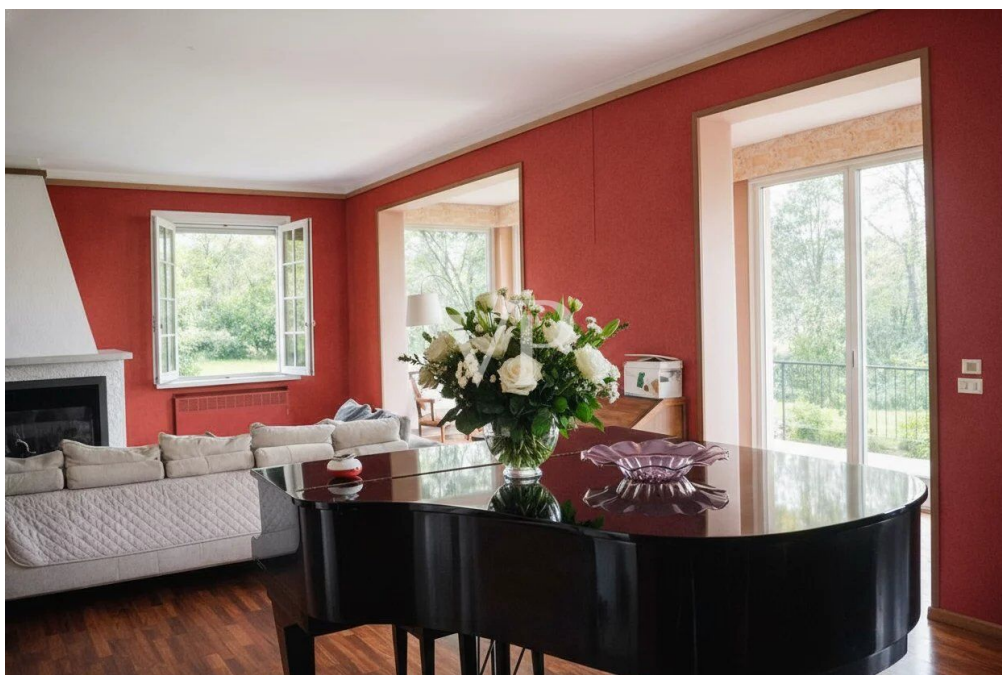
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



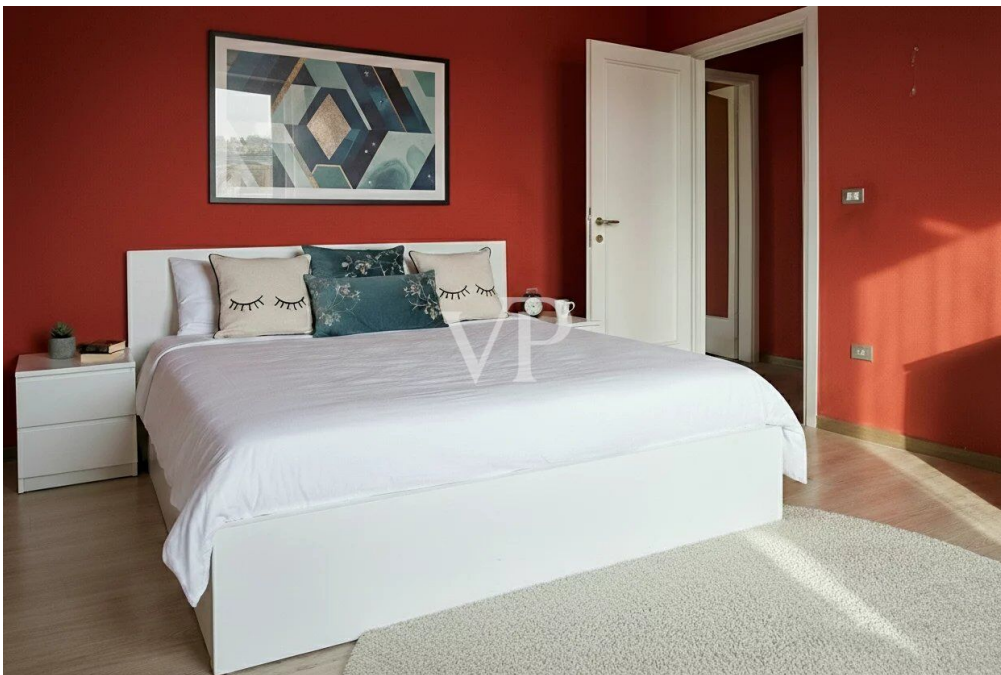
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



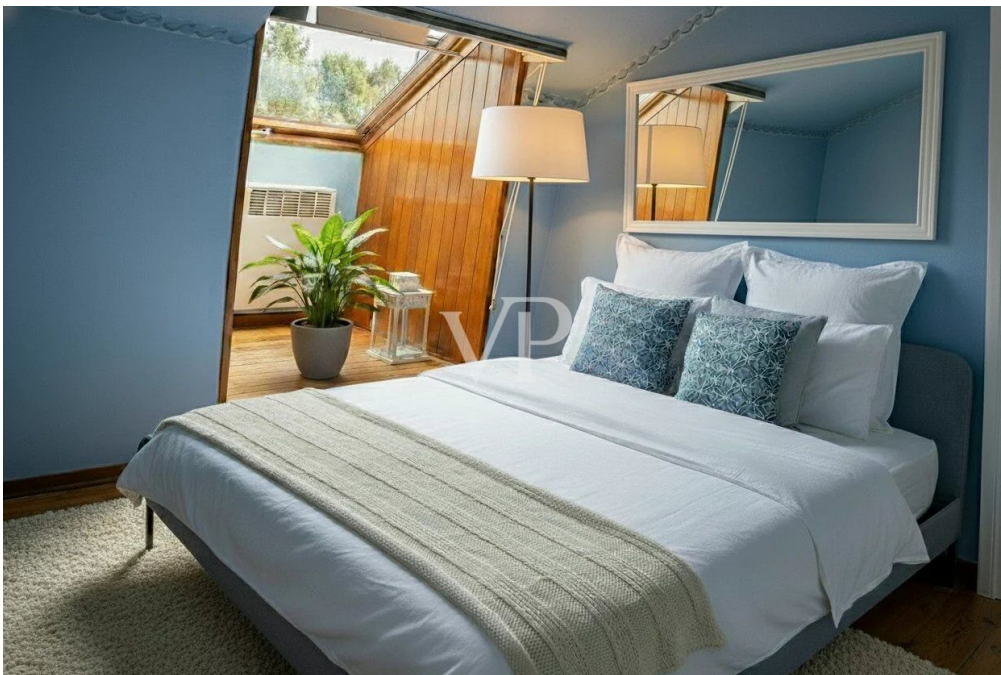
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



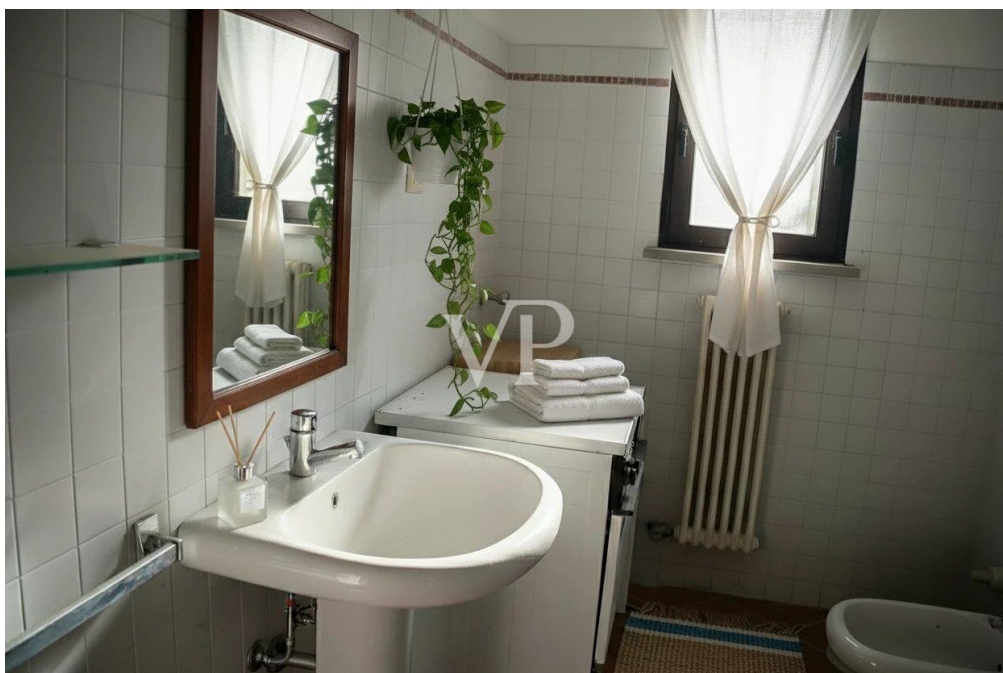
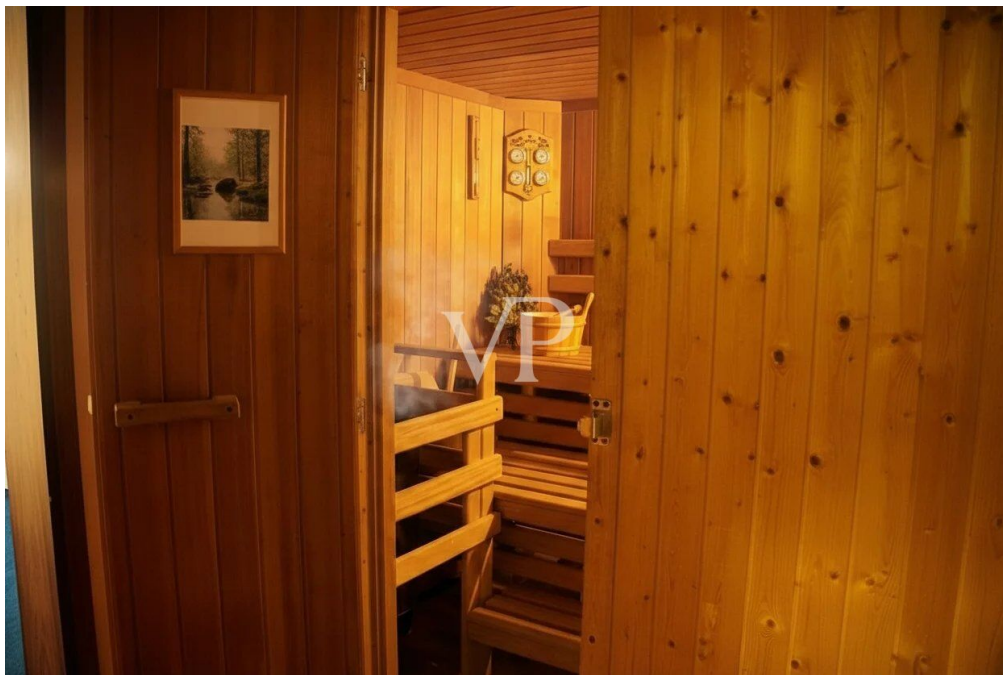
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



[www.von-poll.it](http://www.von-poll.it)



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



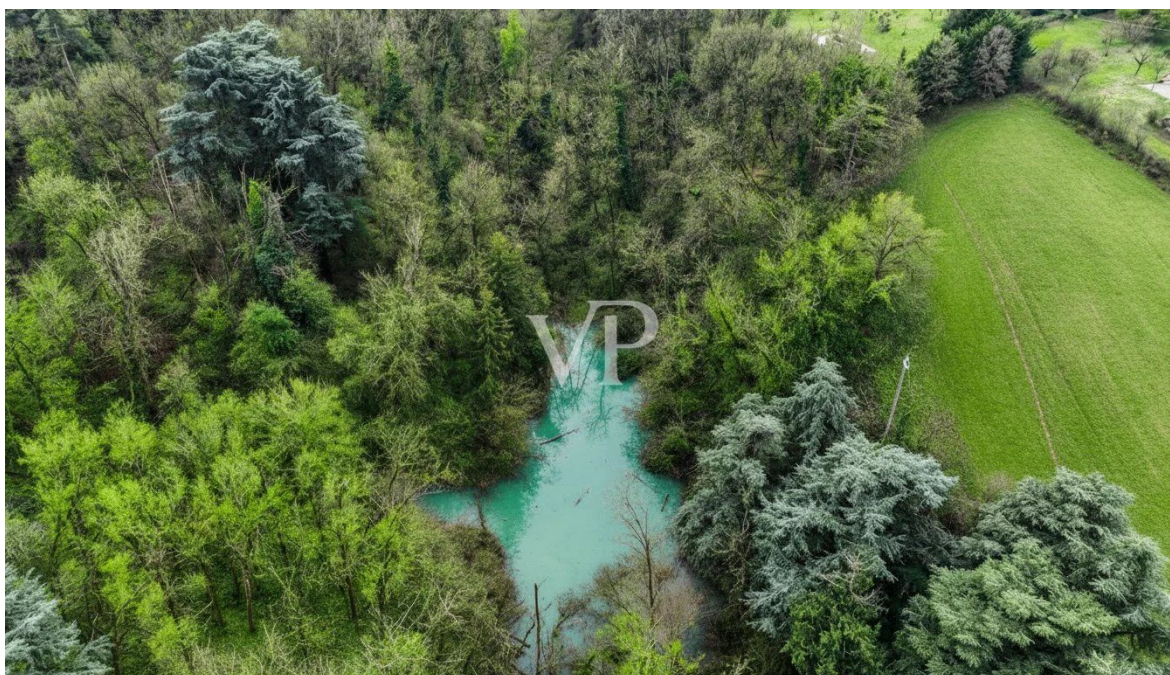
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



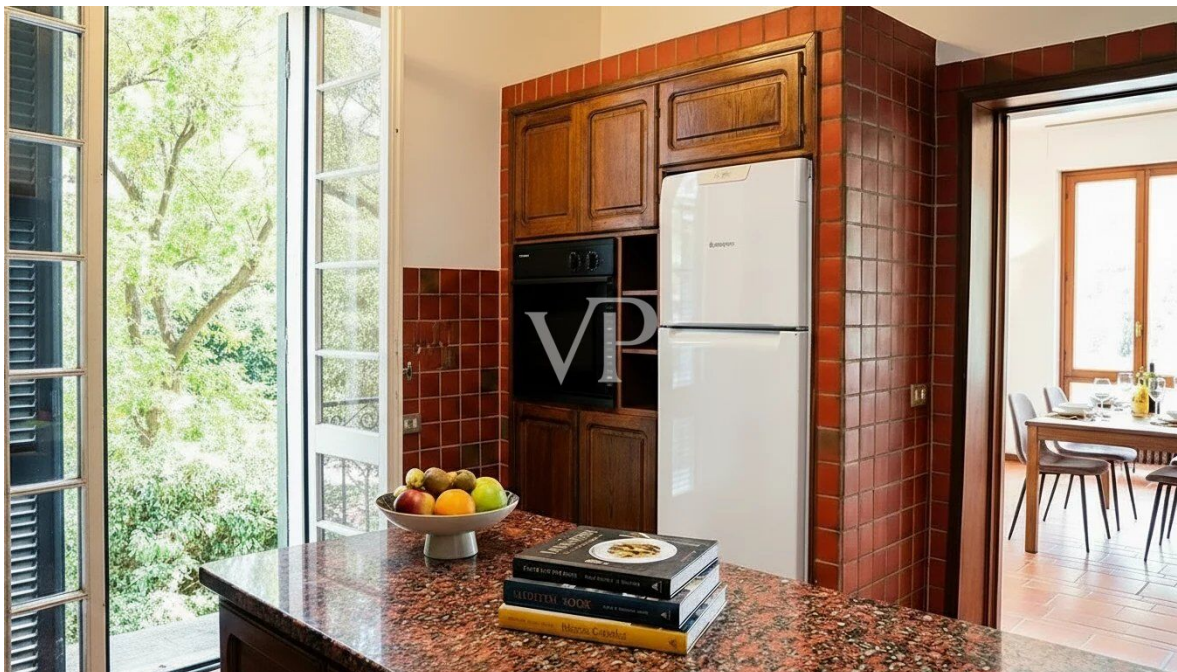
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



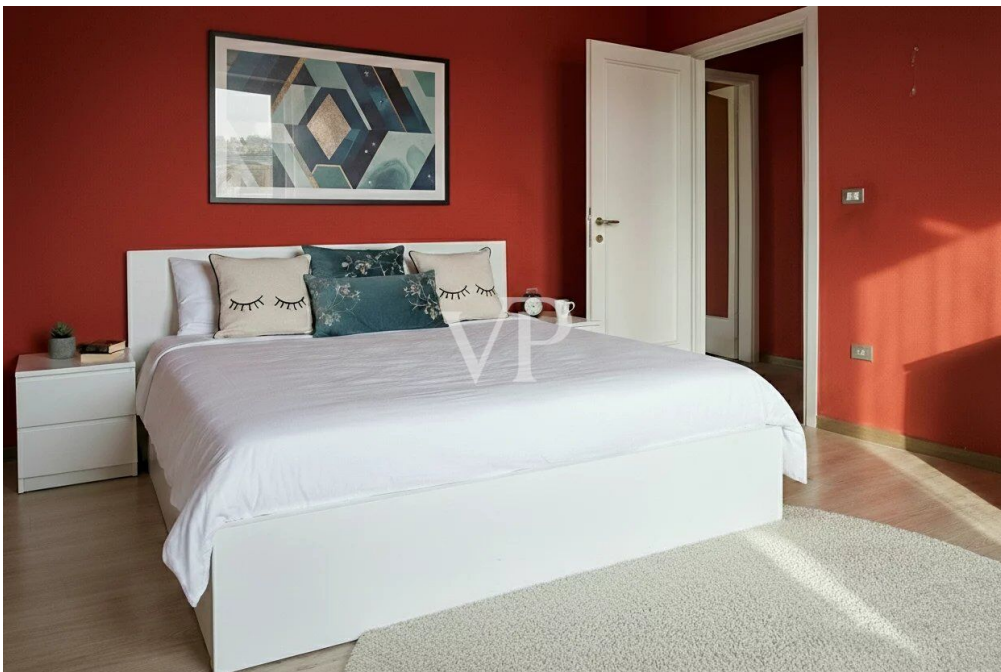
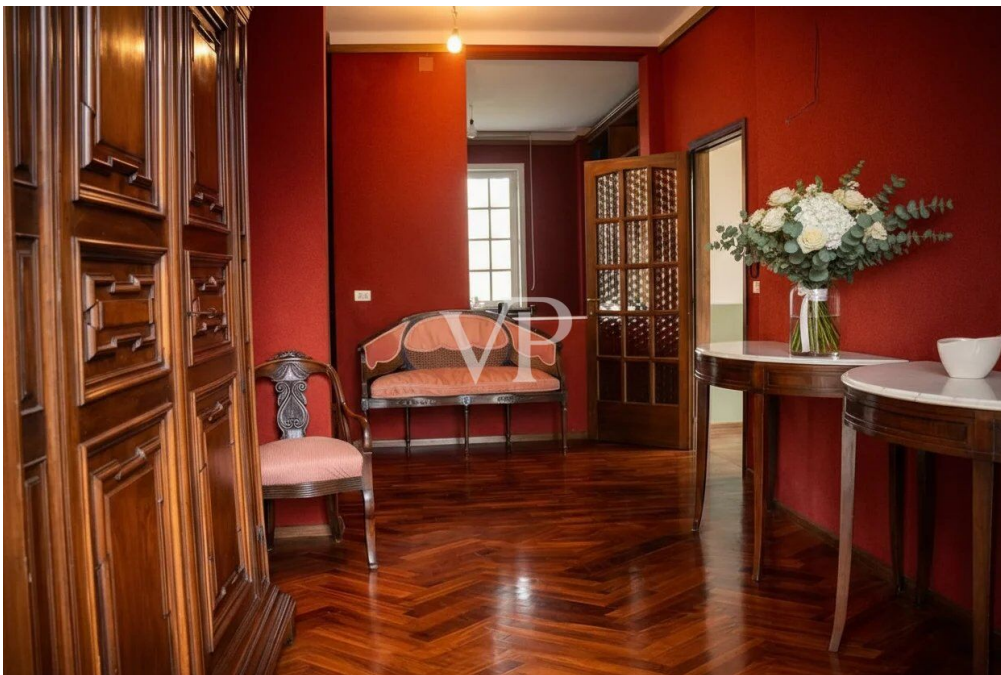
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



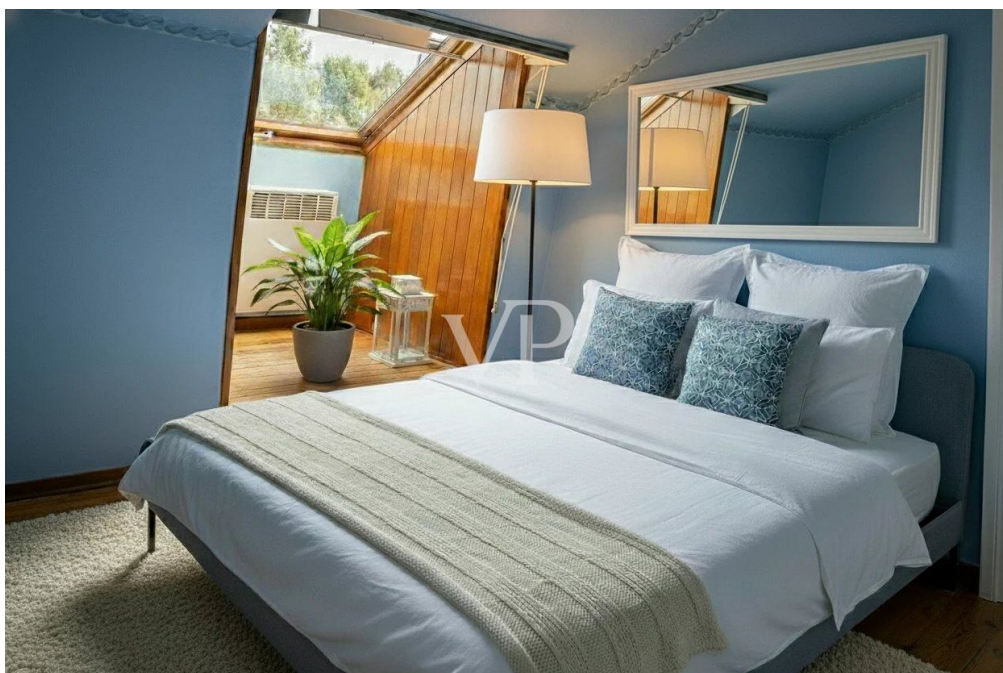
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



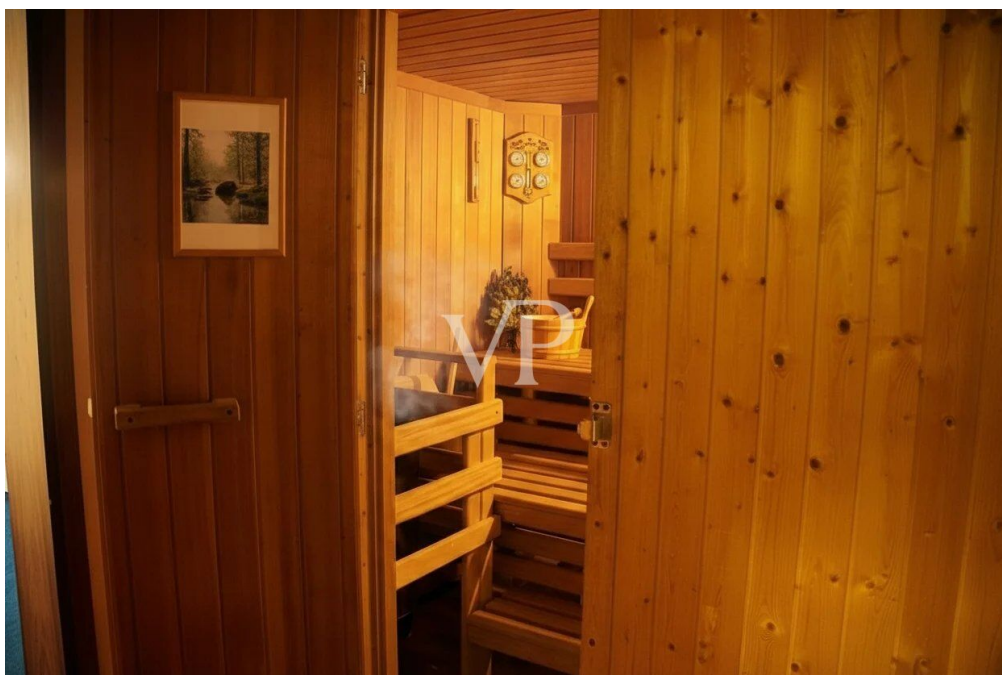
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## The property



Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

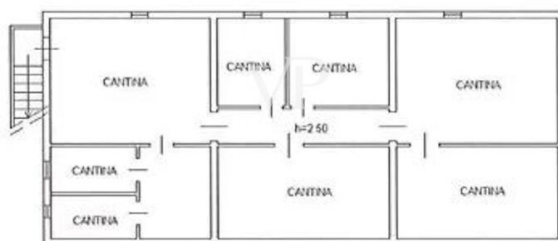
## The property



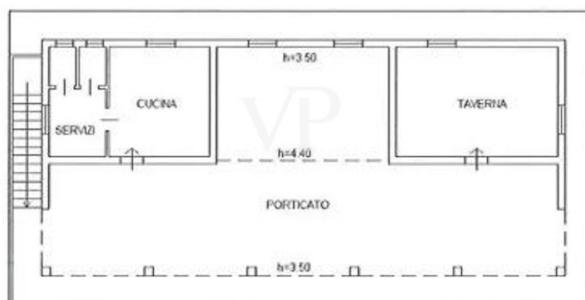
Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

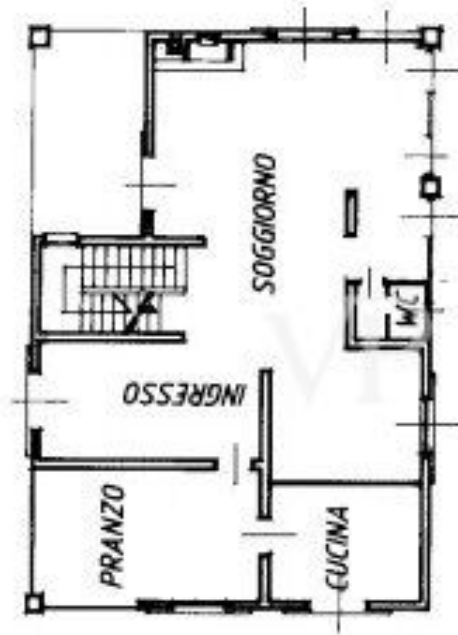
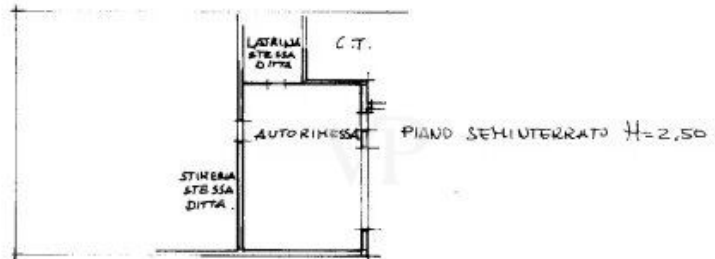
## Floor plans

PIANO PRIMO SOTTOSTRADA  
(INTERRATO)

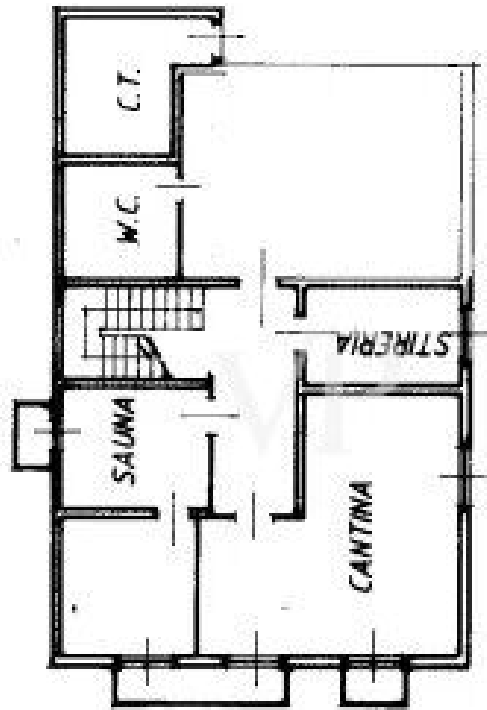


PIANO TERRA

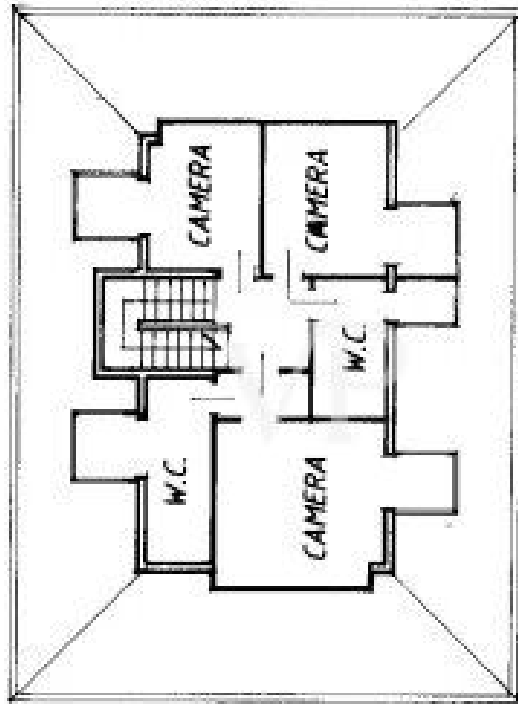




PIANO TERRENO

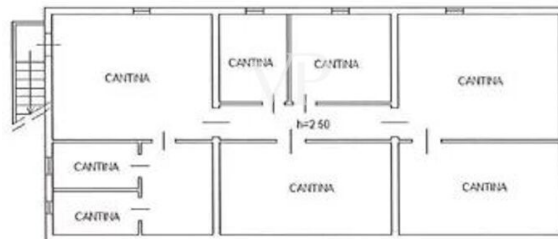


**PIANO INTERRATO**

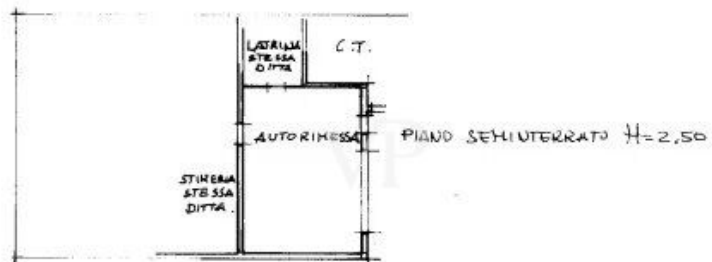
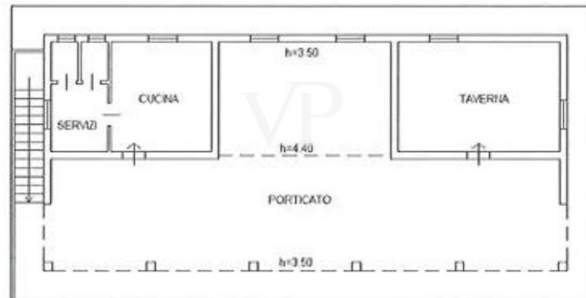


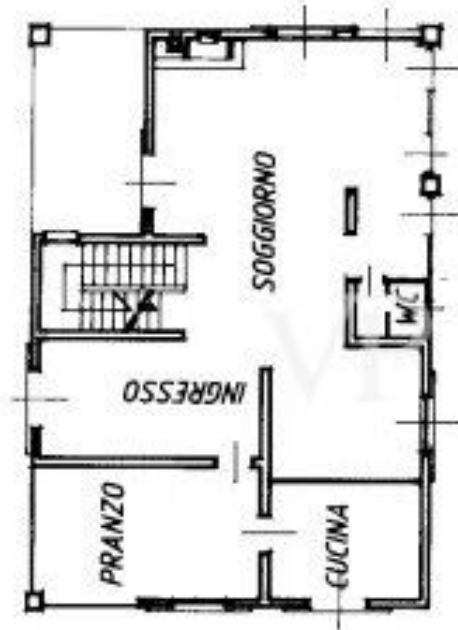
MANSARDA

PIANO PRIMO SOTTOSTRADA  
(INTERRATO)

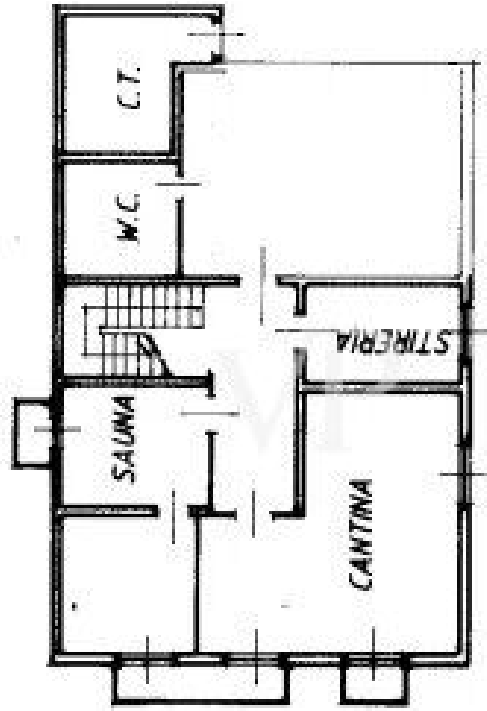


## PIANO TERRA

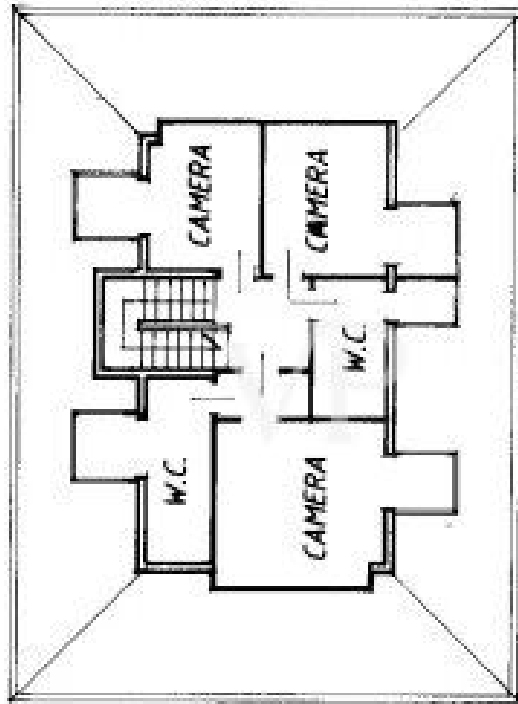




PIANO TERRENO



**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.

**Property ID: IT262942891 - 43121 Parma - Emilia-Romagna**

## 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 m<sup>2</sup>, of which around 30,000 m<sup>2</sup> 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 x 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 m<sup>2</sup>, 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 m<sup>2</sup> 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.

Property ID: IT262942891 - 43121 Parma - Emilia-Romagna

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)