



## BARONI LUXURY HOUSES

AGENCY — PARMA

COLLECCHIO — EMILIA-ROMAGNA

RUSTIC, WHEN  
CREATIVITY SHAPES  
A DWELLING OF  
ART AND NATURE.

€ 990.000

PRICE

887 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# RUSTIC, WHEN CREATIVITY SHAPES A DWELLING OF ART AND NATURE.

WE OFFER TYPICAL INDEPENDENT RUSTIC TOWNHOUSE ENVELOPED BY 3,000 sq.m. of GREEN, with POOL, BARCHESSA, KEEPER'S APARTMENT in addition to AGRICULTURAL LAND of 21,670 sq.m. The rustic is composed of the main house, with dead door, former barn and overhanging barn, the whole surrounded by 2 wings of large porches. The large barchessa is used as a tool shelter/storage room and janitor's apartment of 113 sq. m. The manor house, of sq. m. 270, developed on 3 floors, is composed as follows: Ground floor: entrance on the large living room, kitchen and living room bathroom. A convenient cantilevered wooden staircase, connects the upper floors. 1st floor, intended for sleeping area, consisting of two double bedrooms, each served by a private bathroom. 2nd floor attic, currently used as sleeping area, consisting of 2 bedrooms, one double and one single and small bathroom. Former barn, with a floor plan of about sq. m. 120, with original vaulted ceilings and stone colonnades, to be renovated intended for storage. Former

barn of 120 sq. m., located above the barn, fully renovated, connected internally to the manor house and externally with another staircase, is intended as a large open-space living area. The open porches over the pool inviatano to a tree-lined avenue that enters the Taro Park. The 21,670 square meters of agricultural land, cost € 95,000.00, in addition to the price of the real estate compendium. PARMA SOUTH, COLLECCHIO, immersed in an oasis of greenery, peace and tranquility, adjacent to the "Park of the Taro River", we offer magnificent real estate. "In the flourishing countryside that enters the Taro River Park, among water paths that run alongside reserved lanes, one reaches an exclusive realm immersed in nature. Surrounded by over twenty thousand square meters of land and embraced by its courtyard of buildings, stands the manor villa with its many windows from the open gaze on a rich floral variety. The white turret stands out on the roof among the colors of the underlying masonry in lined stone....

 **887 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 990.000**

## FEATURES



BARONI LUXURY HOUSES

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

 **PHONE**  
**0521533841**

 **EMAIL**  
**crstian@baroniimmobiliare.it**

 **ADDRESS**  
**STRADA XXII LUGLIO 38, PARMA, PARMA**