



**Horus RE Agency**

AGENCY — CASTELFRANCO EMILIA

BOMPORTO — EMILIA-ROMAGNA

Bomporto, listen to  
the silence of the  
countryside and the  
flow of the river

€ 490.000

PRICE

520 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Bomporto, listen to the silence of the countryside and the flow of the river


Just a stone's throw from the quiet bend of the Panaro River, where the echoes of river commerce still seem to whisper among the waters, lies a unique opportunity: not just a house, but a small private hamlet in the heart of Bomporto. In fact, these are two distinct buildings set on a single charming lot, offering a rare combination of immediate comfort and future potential. The beating and already perfectly lived-in heart is the main residence, cozy and inhabited. On two floors are five rooms that breathe the warmth of a lived-in dwelling. On the ground floor, the living room with its fireplace invites conviviality and opens onto a large shaded porch with barbecue area ideal for contemplating the property's green realm: a generous garden, enlivened by the swimming pool, a true oasis of peace. Completing this level is a large garage and a decidedly cozy bathroom. Ascending to the second floor, the kitchen sports a private terrace with a staircase

that descends directly into the garden, making outdoor meals a pleasant habit. This floor also houses a dining room, and two comfortable and cozy warm bedrooms and a second bathroom that complete this ready-to-love space. But it is in the second building that the property reveals its most versatile character and potential as an investment. The ground floor is a concentration of utilities and possibilities: it houses two spacious garages, two large cellars and a self-contained mini-apartment complete with a bedroom, bathroom and a living area, perfect for guests or short-term rentals. Going up, the second floor presents itself as a "blank canvas" to be shaped: six rooms, a large living room with kitchen space and a utility room await completion and definition or fractionation according to one's needs, ideal for creating a spacious second home for the family, a guest house or professional studio or rooms for a future B&B business...

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

 **5**  
ROOMS

 **6**  
BATHROOMS

 **€ 490.000**  
PRICE

## FEATURES



Horus RE Agency

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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