



## Eden House

AGENCY — BOLOGNA

PIANORO — EMILIA-ROMAGNA

# PRESTIGIOUS LUXURY VILLA WITH PRIVATE SPA AND EXCLUSIVE GARDEN

€ 639.000

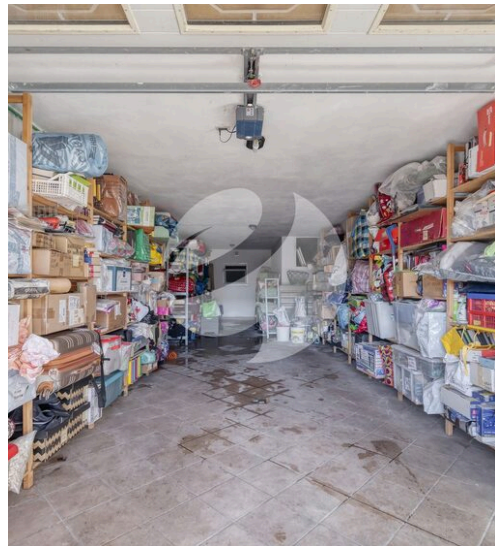
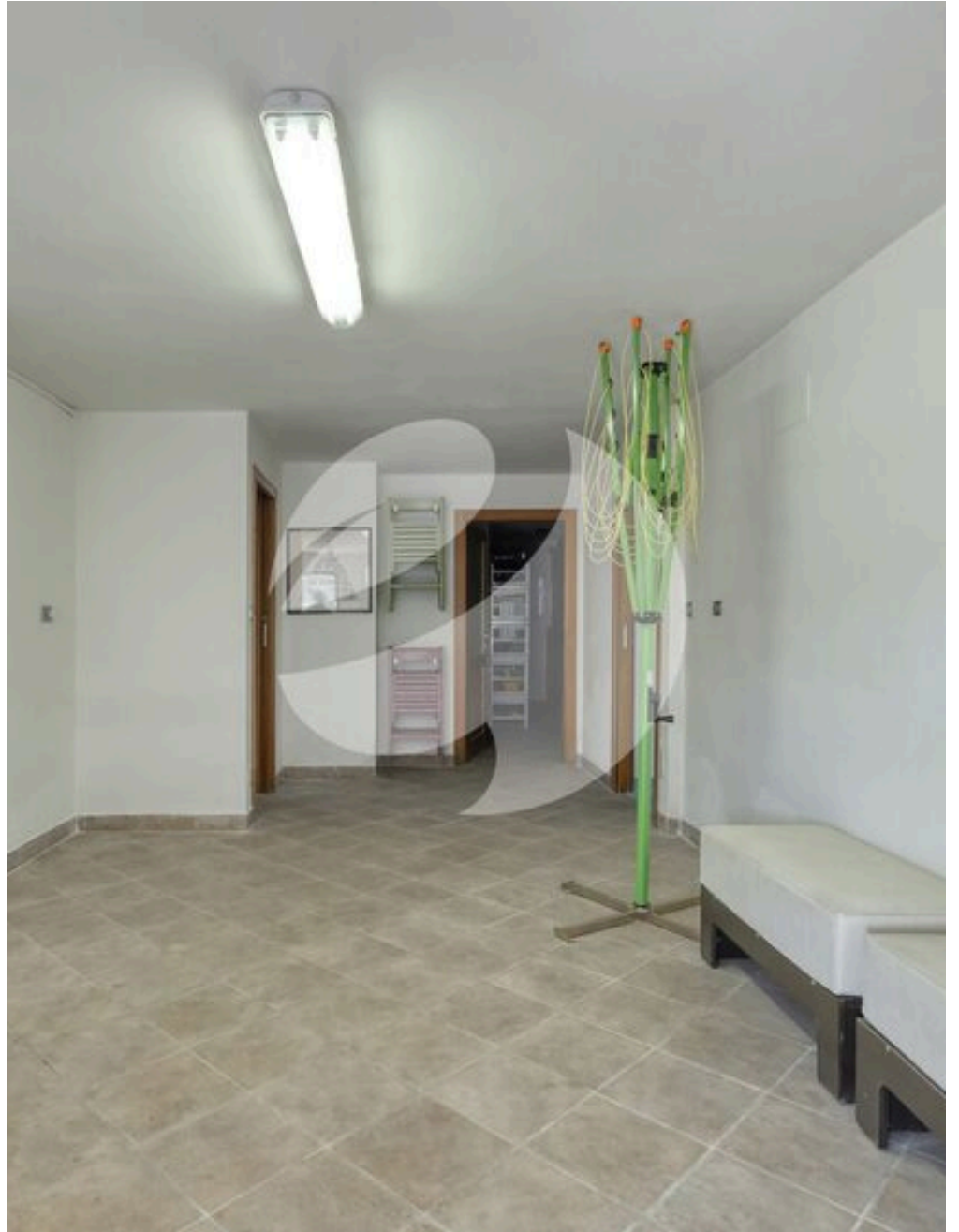
PRICE

366 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# PRESTIGIOUS LUXURY VILLA WITH PRIVATE SPA AND EXCLUSIVE GARDEN


We offer for sale refined single villa dating back to the 70s, fully redeveloped between 2009 and 2010, located on a private lot of about 850 square meters fully enclosed, equipped with sliding driveway gate, pedestrian entrance and evergreen perimeter hedge that ensures tranquility and discretion. The house is surrounded by a large paved outdoor area and a well-kept exclusive green space. The ground floor, partly basement, includes a garage purchasable at € 30,000.00 of 45 sqm, perfect for several cars, as well as an additional paved parking area of about 95 sqm. The garage is internally connected to the tavern by an armored and fireproof security door. The service area includes a spacious tavern, a closable veranda porch with remote-controlled electric shutter, laundry room with toilet, and an exclusive wellness area with a five-seater Jacuzzi, dry infrared sauna for two/three people, and large shower area. The level is completed by a cellar and ancillary rooms with independent access. The

second floor, intended for the living area and reached by a convenient external staircase partially covered, welcomes a large entrance hallway, bright living room with dining room of generous square footage and direct access to a beautiful open terrace of about 60 square meters, kitchen, study, hallway and bathroom. From the entrance there is an elegant steel and glass staircase leading to the sleeping area and the attic, as well as an internal staircase connecting with the tavern. The second floor houses the sleeping area consisting of four double bedrooms, three balconies, two windowed bathrooms with bathtub and/or shower, a windowed checkroom that can also be used as a small bedroom or study and a large balcony with an additional staircase to the attic. The attic floor, of about 130 square meters, is particularly bright thanks to Velux skylights and offers additional multifunctional space. The systems, completely renovated and certified in 2009, comply with current regulations...

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

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 639.000**  
PRICE

## FEATURES



WIDE SPACES



BOX CAR



GARDEN



INDEPENDENT



SPA



Eden House

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



PHONE

00390512846104



EMAIL

ceo@edenhouse.me



ADDRESS

Via Saragozza 112/O, Bologna, Bologna