



# Indipendent house for sale in Modena Cognento € 439.000 Ref. CBI132-1802-42



**300 sq.m. | Bathrooms: 3 | Bedrooms: 10 | Rooms: 5**

Cognitive

At the gates of Modena, there is a country farmhouse dating back to the 1700s, to be largely restored but which perfectly suggests what it could be like to live in such a place, convenient to the services of the city but away from its traffic.

Surrounded by a plot of 2000 square meters, the farmhouse is arranged over several levels and lends itself to being used as a private residence but also adapted to an accommodation facility, being able to count on 10 bedrooms already present.

The suggestive entrance porch has two entrances, one to the dining room with fireplace and one to the original stable with stone columns and sandblasted vaulted ceilings adapted as a reception hall.

Also on the ground floor there is an eat-in kitchen, a bathroom with window and a further dining room with fireplace.

The sleeping area includes ten bedrooms and two bathrooms, both with windows. Granary and attic complete the building.

In detached body barchessa instrumental to the farmhouse, also to be restored.



## Features

Property ID: CBI132-1802-42	Contract: Sale
Categoria: Independent house	Address: Via Jacopo da Porto, 107/2
Municipality: Modena	Zona: Cognento
Total sqm: 300 sq.m.	Bedrooms: 10
Bathrooms: 3	Rooms: 5
Floor: On two-levels	Total floors: 2
Date of construction: 1700	Current Status: Available after the deed of sale



























