



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties

Via Santo Stefano, 29/D - 40125 Bologna (BO)

(+39) 051 0301284

Villa for sale in Bologna Toscana/S. Ruffillo € 1.650.000 Ref. CBI145-2073-7



850 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 15

Bologna - San Ruffillo Adicenze - Via Novaro

Detached Villa - 850 m2 - Divisible - Balconies - Garage

In a foothill context full of greenery and well served, a few steps from the center of Toniolo, a completely independent stone villa with views is for sale, developed on four floors, one of which is underground. Internally, it requires a renovation that allows for a new distribution of spaces, also lending itself to splitting into multiple residential units.

In the basement there is a large garage which can accommodate several cars. The connection between the various floors takes place not only through an internal staircase, but there is also an elevator.

The building is externally surrounded by an exclusive garden of approximately 400 m2.

The location of the property is interesting as it allows you to enjoy the landscapes and natural spaces offered by the Bolognese Hills, without giving up the comforts of the center of Bologna, reachable in a few minutes.

Ref. 2073-7

Broker Manager Pasquale Fusco

(Non-binding document for contractual purposes)

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Certification

Energy Class: E

Features

Property ID: CBI145-2073-7	Contract: Sale
Categoria: Villa	Address: Via Giacomo Filippo Novaro
Zip Code: 40141	Municipality: Bologna
Zona: Toscana/S. Ruffillo	Total sqm: 850 sq.m.
Bedrooms: 6	Bathrooms: 6
Rooms: 15	Internal condition: To be renovated
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Lift: Yes
Date of construction: 1958	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 400 sq.m.	Kitchen: Regular Kitchen
Garage: for four cars	









