



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties

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

(+39) 051 0301284

Historical villa: for sale in Reggio nell'Emilia San Pellegrino

€ 1.400.000

Ref. CBI145-2073-150



718 sq.m. | Bathrooms: 4 | Bedrooms: 8 | Rooms: 20

Reggio Emilia

Prestigious Villa - approximately 800 m2 - Frescoes - Garden - Garage

A few steps from the historic center of Reggio Emilia, in an area full of greenery, the prestigious Villa called "Casino Rossi" is available, belonging to the ancient Este settlement system. The structure dates back to the 18th century and was restored in 1830 taking on a neoclassical appearance. The residence is spread over several levels for approximately 800 m2 which include the ground and first floors, as well as the attic and the turret.

Of important importance are the elegant wall paintings decorating the main hall on the main floor and the family chapel embellished with a marble altar.

Access to the villa is served by a charming tree-lined avenue and it is surrounded by a large Italian garden.

Recently, important consolidation works were carried out on the load-bearing structures and a restoration which did not involve the systems and all the finishes other than the creation of a garage in the basement.

This housing solution lends itself to being both a representative residence, but also a prestigious location for offices.

Ref. 2073 - 150

Broker Manager Pasquale Fusco

(Non-binding document for contractual purposes)

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Certification

Energy Class: G

Features

Property ID: CBI145-2073-150	Contract: Sale
Categoria: Historical villa:	Address: Via Martiri Della Bettola
Zip Code: 42123	Municipality: Reggio nell'Emilia
Zona: San Pellegrino	Total sqm: 718 sq.m.
Bedrooms: 8	Bathrooms: 4
Rooms: 20	Internal condition: To be renovated
Floor: On two-levels	Independent heating: Heating
Date of construction: 1700	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: Shed	



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