



COLDWELL BANKER

PRIME PROPERTIES

Prime Properties

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

(+39) 051 0301284

Village for sale in Canossa

€ 700.000

Ref. CBI145-2073-151



2.300 sq.m. | Bathrooms: 10 | Bedrooms: 15 | Rooms: 30

Canossa (RE)

Borgo - Bed & Breakfast - Land - Hilly

Ancient village in the Reggio Emilia Apennines whose first traces of settlement date back to 1500, you can still observe the vaulting stones with the year of construction imprinted (1536), massive perimeter walls, centuries-old beams which still constitute the load-bearing structure of some buildings, internal environments with large fireplaces and cellars with vaulted stone ceilings ideal for storing typical products such as cheeses and cured meats. A small and charming church embellishes and characterizes the center of the village. The 48 hectares of land, of which approximately 17 are arable/pasture, are suitable for the planting of vineyards for winemaking, or fruit trees, as well as for different types of livestock farming. This village is suitable for different uses including agricultural and tourist accommodation such as farmhouses or B&Bs, as a good part of the existing premises are already set up with equipped kitchens, dining rooms and accommodation with rooms served by private bathrooms.

The structure enjoys good accessibility and is located in an area of great charm such as those of the Matildic lands, also known abroad, especially in Northern European countries.

Ref. 2073-151

Broker Manager Pasquale Fusco

(Non-binding document for contractual purposes)

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bologna@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



Certification

Energy Class: G

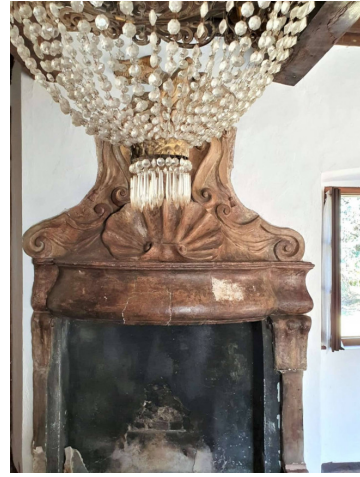
Features

Property ID: CBI145-2073-151	Contract: Sale
Categoria: Village	Address: VIA CROGNOLO
Zip Code: 42026	Municipality: Canossa
Total sqm: 2.300 sq.m.	Bedrooms: 15
Bathrooms: 10	Rooms: 30
Internal condition: Discreet	Floor: Buildings
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1500	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen



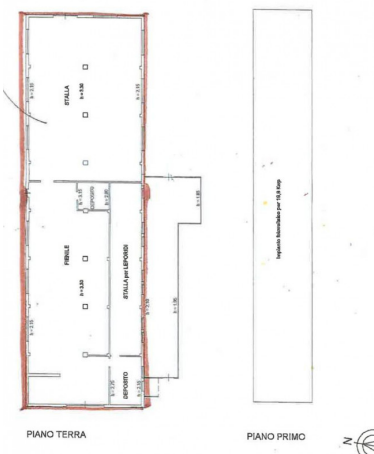
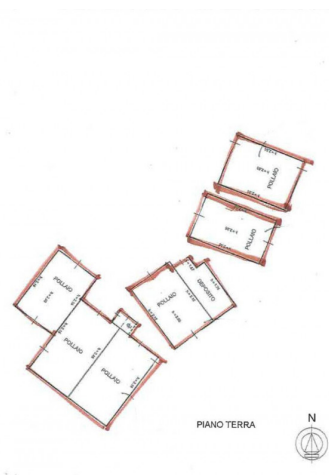
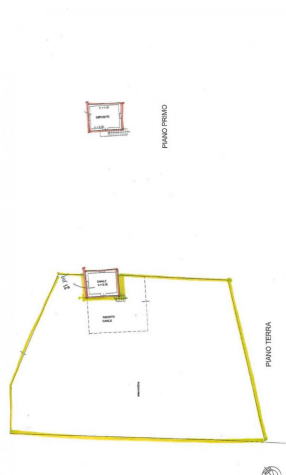
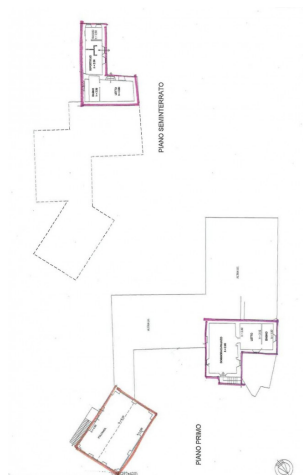














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