

Estate for sale in Albinea

€ 5.300.000

Ref. CBI145-2073-153



800 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 20

Albinea (RE)

Prestigious estate - Large park - Divisible

In the most prestigious foothill area of Emilia, 10 km from Reggio Emilia and 2 km from the center of Albinea, there is an estate surrounded by 11 hectares of land, partly arable and partly characterized by a large and lush park, in which the 4 buildings of which it is composed are immersed.

The manor house of approximately 800 m², called "Villa degli Olmi" has an ancient history, which has its roots around the year 1000, in which the first walls of the structure used as a watchtower of the ancient Albinea Castle were founded. It subsequently underwent several restorations during the various historical periods and today it is in a good state of conservation, with a splendid view of the surrounding hills and the valley below.

The building called "Casa del Custode", of approximately 650 m², is located near the main villa and is an old former farmhouse building from around 1850 consisting of a house, dead door and a stable with a barn above.

The "Casa del Prete" is a rural building from the same period located adjacent to the main entrance to the estate, with a surface area of approximately 350 m² for a total of 4 levels of which the cellar room is located in the basement, on the ground floor and first the rooms for residential use and the attic. The entire building requires renovation.

Finally, the "Podere Giardino", also from around 1850, is a building of approximately 1000 m² on three floors, one of which is in the basement, all in need of renovation. These last two buildings, being out of the way, are suitable for the subdivision of independent housing units.

The estate has excellent potential both as a prestigious residence and for high-end tourist purposes (with the necessary supports such



as swimming pool and spa): thanks in fact to the relevance of the territory and its typical products, it has the right appeal for demanding guests, even of international scope.

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Broker Manager Pasquale Fusco

(Non-binding document for contractual purposes)

Certification

Energy Class: G

Features

Property ID: CBI145-2073-153	Contract: Sale
Categoria: Estate	Address: via albinea chiesa
Zip Code: 42020	Municipality: Albinea
Total sqm: 800 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 20
Internal condition: To Be Cleaned	Floor: Ground Floor
Total floors: 4	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1850
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private	Kitchen: Regular Kitchen













