



Estate for sale in Varsi

€ 1.050.000

Ref. CBI132-1802-82



678 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 10

Golaso estate

Tenuta Golaso stands in the green heart of the Parma hills.

The structure, completely renovated, includes the main house, barchessa and 4 hectares of fenced garden.

The main house is arranged on three levels: on the ground floor the former stable transformed into a large and bright living area with fireplace and Art Nouveau columns, the eat-in kitchen directly connected to the dining room with access to the garden; continuing, an intimate living room with fireplace and further access to the outside. There is a small and functional basement bathroom with window. On the first floor, a welcoming hallway is shared by three comfortable double bedrooms, two with en suite bathrooms, a service bathroom and a single room, used as a laundry. On the same level, a suite with mezzanine, enriched by six French windows that provide brightness throughout the day, can be used as an independent apartment, measuring 70 m2, as it is equipped with a small kitchenette and sumptuous private bathroom, with shower and toilet in separate cabins.

On the second and last attic floor, there are three other double bedrooms, two with en suite bathrooms.

The barchessa, equipped with large windows, is composed of a mezzanine open space, a kitchen and a bathroom on the mezzanine floor.

Made of exposed stone, the structure was completely stuccoed externally, giving it a massive and elegant appearance. The entire property is surrounded by greenery, a small forest develops in the upper part of the hill and the large garden which lends itself to the creation of a swimming pool (for which the connections have already been arranged), extends for 4 hectares and is entirely fenced.



The farmhouse is surrounded by beautiful ornamental plants and lush fruit trees. A garage with three parking spaces, a cellar, the boiler room, two storage rooms and the wood-burning oven are the appurtenant rooms of the Estate.

The property is easy to reach as it is only 50 km from Parma and 20 km from the Fornovo motorway exit and boasts an excellent location, given its proximity to numerous historical points of interest such as the Bardi Castle or sporting ones such as the Varano Autodrome Melegari or the numerous hiking routes for trekking and mountain bike lovers.

Features

Property ID: CBI132-1802-82	Contract: Sale
Categoria: Estate	Address: Via Roma
Municipality: Varsi	Total sqm: 678 sq.m.
Bedrooms: 7	Bathrooms: 5
Rooms: 10	Internal condition: Excellent
Floor: Buildings	Total floors: 2
Independent heating: Heating	Parking space: Carport
Date of construction: 1900	Current Status: Available after the deed of sale
Terrace: Present, 60 sq.m.	Garden: Private, 4.000 sq.m.
Kitchen: Regular Kitchen	Garage: for three cars, 80 sq.m.









