Partner of L'Immobiliare.com | Parma
Strada XXII Luglio, 38 - 43121 Parma
Phone number +39 0521/533841

# in sale a Parma
# Viarolo
# € 960.000 negotiable
## Ref. C 529



## 650 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 13

THE PRIVILEGE OF LIVING IN A DREAM IN AN OASIS OF PEACE.
IN VIAROLO, WE OFFER A SPLENDID MANOR VILLA WITH ADJACENT RUSTIC DEPANDANCE, ENVELOPED IN 5500 m2 OF PARK.
The Villa has a surface area of 584 m2, has undergone important improvement works on the ground floor, spread over 2 floors, inside it is composed of:
GROUND FLOOR: triple entrance, a large central corridor, leads to the first sitting room enriched by original terracotta flooring, ceiling with old wooden beams and typical open fireplace, followed by a further living area dedicated to a billiard room, large eat-in kitchen , large dining room, bathroom with dressing room.
A comfortable brick staircase leads to the 1st floor, currently dedicated to the sleeping area. (Some rooms are stacked as cellar rooms)
1ST FLOOR: a large central corridor served by 2 small balconies takes us to the 4 comfortable double bedrooms, another double bedroom/study, large bathroom, further eat-in kitchen.
ATTIC: further attic rooms on the attic floor.
(Some rooms in the villa on the ground floor are stacked up as a cellar).
The property is completed with a further building consisting of a mini apartment of 65 m2, completely renovated, a former farmhouse with a floor plan of 126, developed on 2 floors, used as a large garage, cellar, storage room with an additional caretaker's apartment on the floor Earth.

The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

PARMA NORTH, IN VIAROLO, a small village located just 5 minutes' drive from the city, well served, we offer a splendid manor villa with outbuilding and former farmhouse used as a garage and tool shed, immersed in a private green oasis.
“It is possible to fulfill the desire to live inside an ancient manor house without giving up the privileges of modernity. Surrounded by an oasis of peace that draws paths through the greenery of the garden, the property includes a large park that houses a barchessa, caretaker's house and another independent residence.
Just as a court pays homage to its queen by displaying the maximum of its splendor, the buildings that stand around the manor house have been renovated to perfection, giving an orderly context that can be used to its many potentials.
Arranged to border the entrance avenue, the trees direct the gaze to the residence which appears majestic in its timeless beauty.
The owners' tact was able to restore without distorting, respecting the historical identity of the house, in a coherent dialogue between tradition and evolution.
Nothing has been left to chance, and every detail enhances the morphology of the rooms and the character of a noble country villa, today a stone's throw from the city.

A team of fine arts restorers took care of restoring the decorations and unifying the rooms according to an identity line of taste, colour, floral and geometric motifs.
The entrance has a long and wide corridor that crosses the house in its entire length, flowing into the rear garden bordered by hydrangeas. On the sides of the corridor there are rooms that amaze with their refinement capable of combining the charm of the past and the functionality of the present. The billiard room anticipates the one dedicated to hospitality: the important table that inhabits it is made in a single piece and welcomes a large number of diners in its presence.
If the right wing of the ground floor can better declare a representative character, the left one shows the more intimate aspects of everyday life in the kitchen, in the bathroom and in the room with fireplace dominated by warm dark wooden beams.
The terracotta floors, the radiators sheltered by special cream-colored wooden structures, like the covers of the many niches that reserve functional and elegant spaces, denote the impeccable taste of the owners who have lavished the charm that characterizes it on this residence.
The comfortable open staircase that connects the floors is bordered by a wrought iron mantle with a wooden handrail. The gray stone steps harmonize with the vegetal wall motifs that color the delicate chamois yellow background in pale sage green.
A large and original porthole window opens onto the garden and determines a further choice of style in the oval design on the light.
The first floor replicates the structure of the one below with a greater number of rooms used for sleeping. The long central corridor leads onto the two small balconies which overlook the large entrance park and the rear garden respectively.
The walls feature perspective openings and culminate in the pergola on the ceiling which, among the vegetation, opens onto the sky.
The floors of the upper floor are surprising for having kept their rare identity of the early 1900s intact: masterpieces with geometric designs colored with oxides, the cement tiles run through the rooms decorating the steps.
The boiserie along the walls of the corridor echoes the green of the decorations that embellish the residence cloaked in the characteristic touch of yellow which determines the chromatic thread. The second kitchen, the bathroom, the bedrooms, the living room and the study complete the first floor which has preserved a character more linked to the past and its slow-paced beauties.

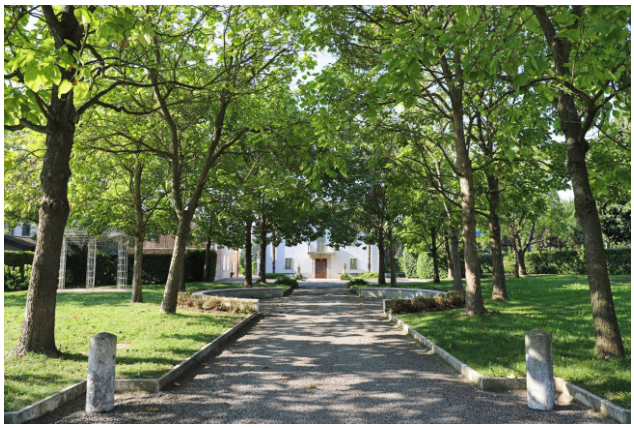
Maria Cristina Bonati

## Property details

| | |
|---|---|
| **Address**: via cremonese | **Zip Code**: 43018 |
| **Bedrooms**: 6 | **Bathrooms**: 3 |
| **Rooms**: 13 | **State of Preservation**: Excellent |
| **Level**: On two-levels | **Total Floor**: 2 |
| **Heating**: Heating | **Parking**: Uncovered Parking |
| **Age Construction**: 1930 | **Balconies**: Present |
| **Garden**: Private | **Kitchen**: Regular Kitchen |
| **Box**: Quadruple | |

The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

















The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

**Partner of L'Immobiliare.com | Parma**
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962










The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

**Partner of L'Immobiliare.com | Parma**
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962

















The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

**Partner of L'Immobiliare.com | Parma**
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962















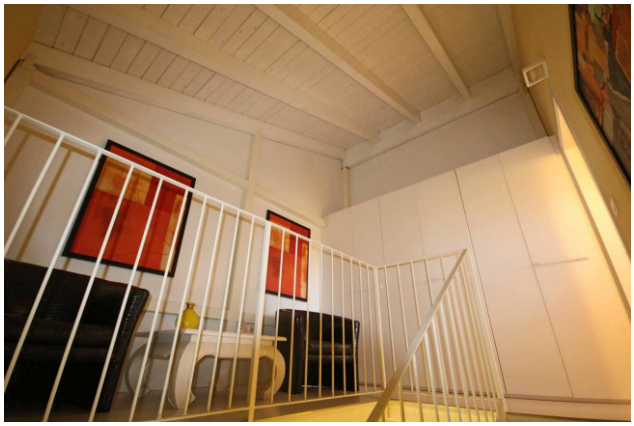


The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

**Partner of L'Immobiliare.com | Parma**
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962







The information contained on this page/document is purely indicative and does not constitute a contractual element.
Furthermore, reproduction without authorization is prohibited.

**Partner of L'Immobiliare.com | Parma**
Strada XXII Luglio, 38 - Parma (PR) - Phone number +39 0521/533841
parma@limmobiliare.com - https://www.limmobiliare.com/en
VAT 07629100962