

in sale a Parma Crocetta - S. Pancrazio Price on Application Ref. A 230



1.250 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 20

CASALE, A QUIET CORNER IN THE HEART OF PARMA.

WE OFFER FOR SALE AN IMPORTANT PROPERTY COMPRISING A 414 sq m MANOR HOUSE adjacent to a gate, a 140 sq m STABLE, and a 190 sq m BARN above, surrounded by a large 140 sq m porch.

Opposite the main house is a large 185m² BARCHESSA, plus a 95m² tool shed, and a further 138m² multipurpose BUILDING.

Both buildings are independent on all four sides. There is also a small 53 sq m barn. The property is surrounded by a large park and 14,000 sq m of agricultural land, used as a garden.

The main house, developed on 2 levels, consists of:

Ground floor: grand entrance hall, large living room, kitchen, dining room, bathroom, cellar, and storage room. A central brick staircase connects the upper floors.

1st floor: dedicated to the sleeping area, 3 double bedrooms, study, ironing room, bathroom.

Attic: composed of attic rooms.

The house is habitable and in good condition, while the former rural buildings (stable, barn, outbuildings, and multipurpose building) require renovation.

The currently valid PUG provides for the demolition and reconstruction of former rural buildings, with their conversion into residential housing and the construction of 9/10 residential units in addition to the main house.

The property is served by utilities: water, electricity, sewer, gas and a private well.

PARMA, in the CROCETTA area, just steps from the beating heart of Parma, where the city vibrates with history, art, and the scents of tradition, an almost secret gateway opens up to another dimension: a charming rustic house surrounded by greenery, where time seems to slow down to make room for the most authentic beauty.

Surrounded by centuries-old trees and lawns that sparkle with light on sunny days, this place tells a story of silence, harmony, and respect for nature. The ancient stones of its walls, the living wood of the exposed beams, the garden's scents that change with the seasons: everything here speaks the language of simplicity and elegance.

An ancient court that smells of the past, of stories lived and passed down.

The manor house dominates the complex with its understated elegance, flanked by the evocative dead door, a symbolic and real passage between inside and outside, between daily life and nature. Next door, the old stable with the hayloft above it recounts a time when the rhythm was that of the seasons, and everything had its place and value.

Opposite, a splendid barchessa welcomes you with its large, bright portico: an invitation to imagine al fresco lunches, quiet moments, and summer parties. The property also includes a discreet yet functional caretaker's building, a testament to the completeness and autonomy of this small rural universe.

The greenery surrounding each building is not just a frame, but the very soul of the courtyard: majestic trees, expansive lawns, and the sounds of nature coexisting harmoniously with the presence of the city, just a few minutes away but perceived here as a distant echo.

Because just stepping through the gates is enough to find yourself, within minutes, amidst the lively streets of the city center, its historic cafés, markets, and theaters. It's a refuge, yes, but without sacrifices. A perfect balance between city life and the profound need for peace, respite, and greenery.

Here, every sunset is a poem. Every sunrise, a promise.

A place where living isn't just about dwelling, but about finally feeling at home.

Property details

Address: Via Gedeone Ferrarini

Bedrooms: 3

Bathrooms: 3

Rooms: 20

State of Preservation: Good

Level: Ground Floor

Total Floor: 3

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1930

Kitchen: Regular Kitchen

Box: Double









