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

in sale a Montechiarugolo
Monticelli Terme
€ 550.000
Ref. c 552



400 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8

WE OFFER AN ELEGANT 300 SQM DETACHED VILLA SURROUNDED BY A 500 SQM PRIVATE GARDEN, COMPOSED OF 2 SEPARATED APARTMENTS WITH SEPARATE ENTRANCES AND UTILITIES.
Inside composed of:

APARTMENT located on the mezzanine floor, 140 sq m, 3.10 m² high: entrance from the large 21 sq m porch, overlooking the living room, eat-in kitchen. Sleeping area: 3 bedrooms (double, twin, and single), bathroom with window.
APARTMENT located on the 1st floor, 140 m2, height 2.80 m:
Entrance from an external staircase, a generous living room overlooking the spacious covered loggia, and an eat-in kitchen. Sleeping area: three bedrooms (double, twin, and single), two bathrooms with windows.
Basement floor h, 2.20. The floor is enhanced by a large tavern with windows, an ideal place to enjoy moments of tranquility.

Two large garages, each measuring 24 square meters, as well as a cellar, laundry room, and drying room complete the property.
A strong point for those who love to organize, store and protect vehicles and equipment.
The villa is surrounded by 500 square meters of private greenery.

MONTICELLI TERME – Just minutes from Parma, immersed in a peaceful and authentically beautiful setting, we offer for

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sale a detached villa that will enchant you at first sight.
Imagine a detached villa overlooking greenery, ready to welcome you with style and comfort. Designed to offer space, privacy, and potential, it consists of two independent apartments, designed to accompany every stage of life.
Each room tells a story of rural tranquility, enriched by classic details and modern comforts. The spaces are designed to offer a complete sensory experience: the changing light throughout the day, the scent of the garden, the warm texture of the wood and parquet flooring underfoot.
The interior layout fosters moments of family intimacy, but also opens up to conviviality: ideal corners for a chat with friends, a dinner under the stars, or simply to enjoy the slow passing of time.
The wooden floors glide smoothly in natural tones, accompanying every step with timeless elegance. The large double-glazed windows ensure perfect thermal and acoustic insulation, while the wooden shutters add a handcrafted touch that enhances the home's character.
Comfort is ensured in every season thanks to the air conditioning system, allowing you to enjoy every moment of the day at the ideal temperature.
This villa is much more than a simple home: it is a stage for emotions, where nature enters on tiptoe and modern comfort is dressed in timeless refinement.

Certification

Energy Class: E

Property details

Address: VIA PAGANINI	**Zip Code**: 43022
Bedrooms: 6	**Bathrooms**: 4
Rooms: 8	**State of Preservation**: Excellent
Level: On two-levels	**Total Floor**: 2
Heating: Heating	**Age Construction**: 1978
Terrace: Present	**Garden**: Private
Kitchen: Regular Kitchen	**Box**: Double

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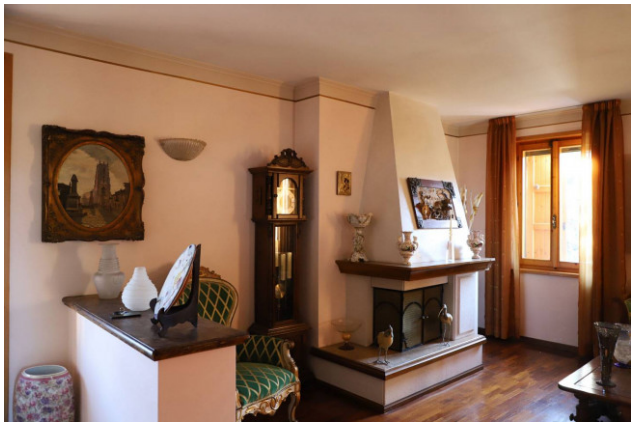














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