# in sale a Parma
# Montebello
# € 760.000
## Ref. A 264



## 350 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 12

**IN A PLEASANT RESIDENTIAL SETTING SURROUNDED BY GREENLAND, WE OFFER AN ELEGANT 350 sq m TERRACED VILLA, arranged on three levels plus an attic, connected both by a convenient brick staircase and an internal lift.**

Basement of 113 sq m: Large windowed tavern with direct access to the garden, featuring a large fireplace with wood-burning oven and kitchen area.
The floor is completed by a cellar and a double garage.
Ground floor of 103 sq m: Private entrance, bright living room with direct access to the porch and garden, spacious eat-in kitchen and study overlooking the loggia, guest bathroom.
1st floor of 93 sq m: Two double bedrooms, one of which overlooks the loggia, single bedroom, master bathroom and second bathroom.
73 sq m attic: Large living area with access to the 12 sq m terrace, room currently used as a bedroom, bathroom/laundry room.
Outdoor area:
Private garden of approximately 300 m2, carefully landscaped with flowers and plants, extending both to the front and back of the house.
Technical notes: the room used as a tavern is registered as a children's play area, while the rooms on the attic floor are registered as occasional storage.
The house is sold furnished with kitchens and bathrooms.

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**PARMA, ARGINI ROAD**
**In a quiet side street closed to traffic, surrounded by greenery and a stone's throw from the city centre, we offer an elegant terraced villa served by a lift.**

A residence of great charm, where architecture and functionality interact in perfect balance, offering refined environments and spaces designed for a superior quality of living.

The spacious and bright living area opens onto the private garden, a secluded green oasis that guarantees privacy and tranquility despite being close to the heart of the city.

The generously sized kitchen is ideal for those who enjoy entertaining and enjoying their home in style. The study is an exclusive and private space, perfect for working or reading in complete tranquility.

The basement is dedicated to leisure and authentic conviviality: a charming tavern with a fireplace and pizza oven, perfect for private dinners and moments of serenity.

The attic is designed as a true independent suite: living area with kitchenette, bedroom and bathroom.
The living room leads to an elegant, intimate and private terrace, ideal for exclusive relaxation.
The property is also equipped with:
Alarm system, automated irrigation system (front and back garden), high-quality finishes with custom carpentry (doors, parquet with decorative inserts, radiator covers, bathroom fixtures), marble cladding in the bathrooms and outdoor fountain, quality stairs and taps.
The Marchi kitchen features solid chestnut and marble, as well as two additional service kitchens. The double motorized overhead door, roof redone in September 2016, double glazing throughout, parquet floors, and inverter air conditioning for hot and cold air.
A residence that combines prestige, privacy, and quality of life, surrounded by greenery yet perfectly integrated into Parma's most central and sought-after urban setting.

## Certification

**Energy Class**: G

## Property details

| | |
|---|---|
| **Address**: Via Ciaccio Montalto, 9 | **Bedrooms**: 3 |
| **Bathrooms**: 4 | **Rooms**: 12 |
| **State of Preservation**: Excellent | **Level**: Multi-Storey |
| **Total Floor**: 3 | **Heating**: Heating |
| **Lift**: Yes | **Age Construction**: 1997 |
| **Terrace**: Present | **Garden**: Private |
| **Kitchen**: Regular Kitchen | **Box**: Double |

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