

YES LUXURY HOMES[®]

IMMOBILIARE

Italy, Tuscan-Emilian Apennines, Reggio Emilia: the Real Estate Agent Yes Luxury Home is offering the sale of a prestigious rustic cottage in Matilda Canossa, completely restructured with a panoramic view.



WWW.YESLUXURYHOMES.IT



The property is divided into 2 apartments (but stacked as a single villa) both with independent entrances on more than one level (underground, ground floor and mezzanines), and composed as so:

Apartment A:

P.T. : entrance, double garage with tilting automatic double doors , outside porch at the entrance of 70m for 5/6 parking places, wood and pellet storage;

P.I : living room with double volume fireplace in plain view, eat-in kitchen, dining room, office, bathroom with dressing room, two double bedrooms, bathroom with bathtub; P.II : main bedroom, wardrobe, bathroom with shower

Total surface area of Apartment A: 254,19m sq

Apartment B

P.T. : double garage with tilting automatic doors

P.I : living room, dining room, eat-in kitchen, bathroom with dressing room. ; P.II : 2 main bedrooms, 2 wardrobes, 2 bathrooms

Total surface Apartment B: 192,63m sq

Communal Areas (i.e the ground floor of the available villa for both apartments)

P. underground: wine/ham cellar, garden equipment storage, bath with hammam and external shower, heated indoor swimming pool (pool 10x8m), central heating;

P. T.: basement with vaults in plain view and a spacious kitchen, bathroom, 2 laundry rooms, closet, gym, home cinema

P. I: wide terrace in heated glass

Communal Areas Total Surface Area 442,47m sq.



Outside

Annex for dog shelter with n. 3 box 60m sq.

Tool-shed 16m sq.

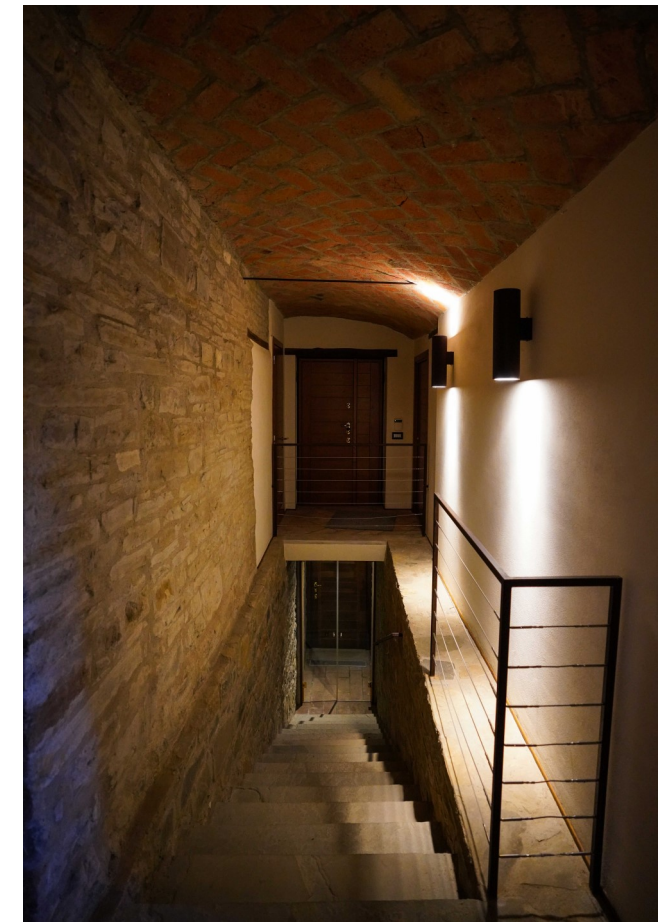
Hanging gazebo a sort of "stilt house" with barbecue and Solarium.

Surrounding parkland approx. 10.000m sq. All planted, double fenced and irrigated with a drip and spray automatic irrigation system, the much appreciated rural pathway meanders its way up to the wooded property.

Possibility of purchase in part of another 18.000m sq of terrain that is also fenced.

Four gates with driveways and two walkways.

Large paved area with Palladian (natural stone) for 5/6 car spaces Apartment A and otherwise for Apartment B.



Security

*Video surveillance connected to legal security guards composed of 16 cameras with 4 Speed Dome and automatic chaser.
Fencing in wrought iron, railings all-around, Shatterproof Glass.*

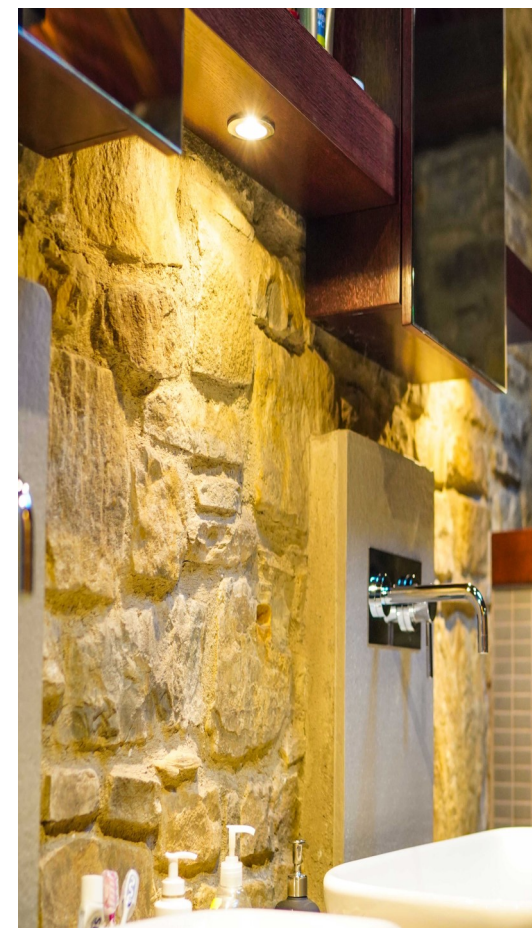
Energy and Installation

*Light: 30KW available with PHOTOVOLTAIC INSTALLATION OF 20KW installed in November 2016.
15 KW current gasoline generator.*

*Property's own 2750 litre LPG tank and central heating from a 45 KW PELLETT BOILER.
ENERGY CLASS A3 / A4.*

*Underfloor heating managed by home automation system.
Air Conditioning.*

*Isolation roof with double layers of wooden fibres h. 22cm
HOME AUTOMATION for remote management of the house (web, or portable devices).*



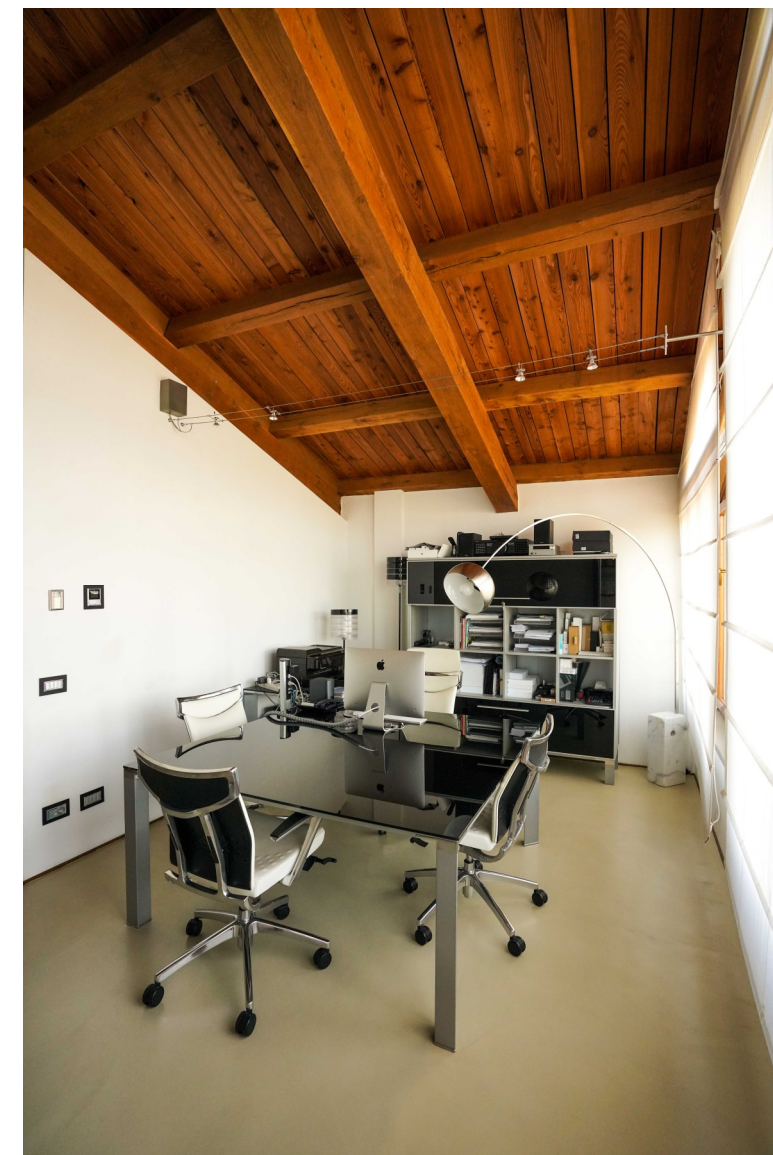
Alternative Destinations of the cottage and purchase of two additional cottages adjacent to the property.

The propriety has some designated areas to wellness, namely:

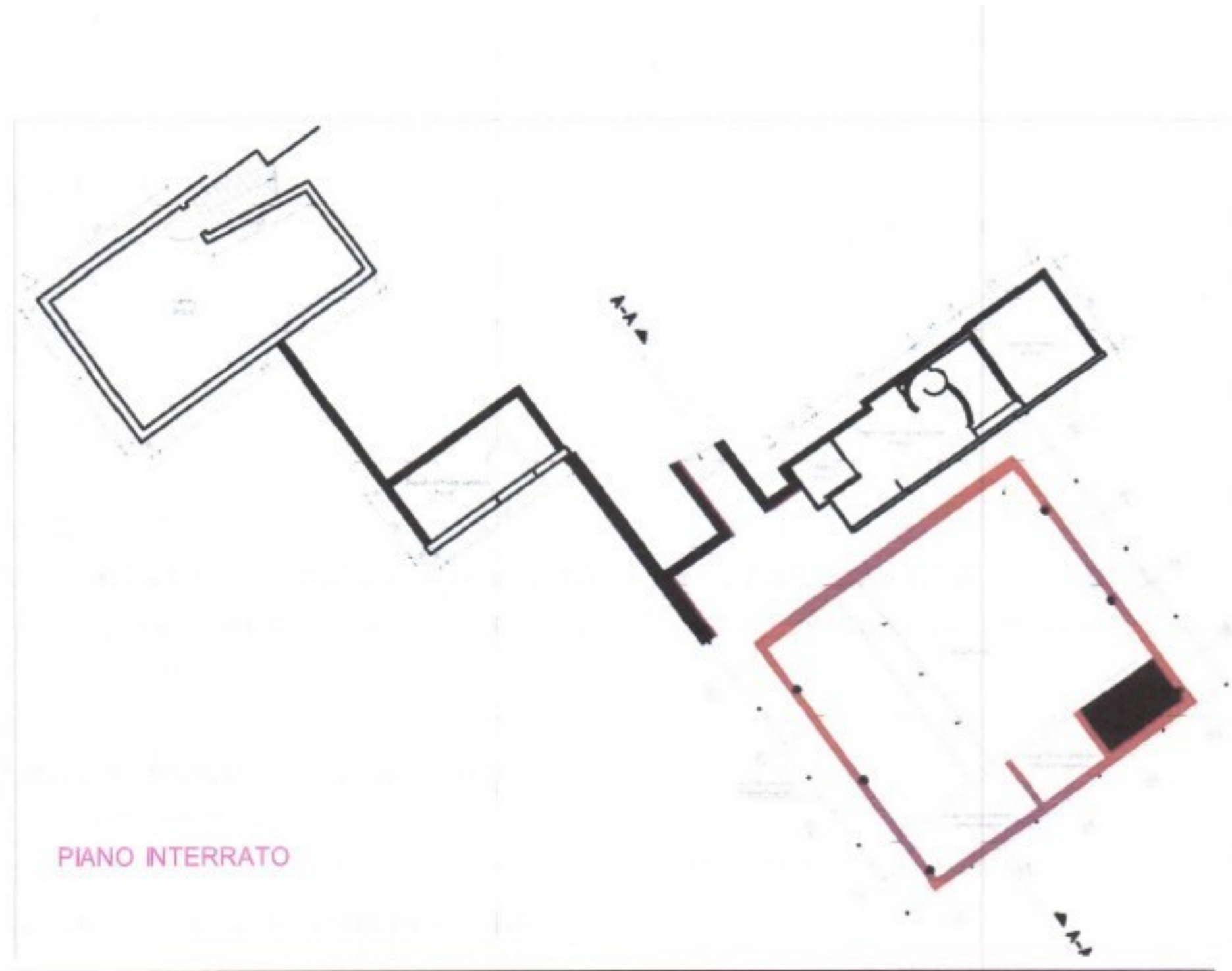
- *Turkish Bath*
- *A large indoor heated swimming pool usable all year (measures 10 metres x 8 metres).*
- *Turkish Bath.*
- *External Showers*
- *Private Cinema.*
- *Wine cellar.*
- *Three large dining rooms.*

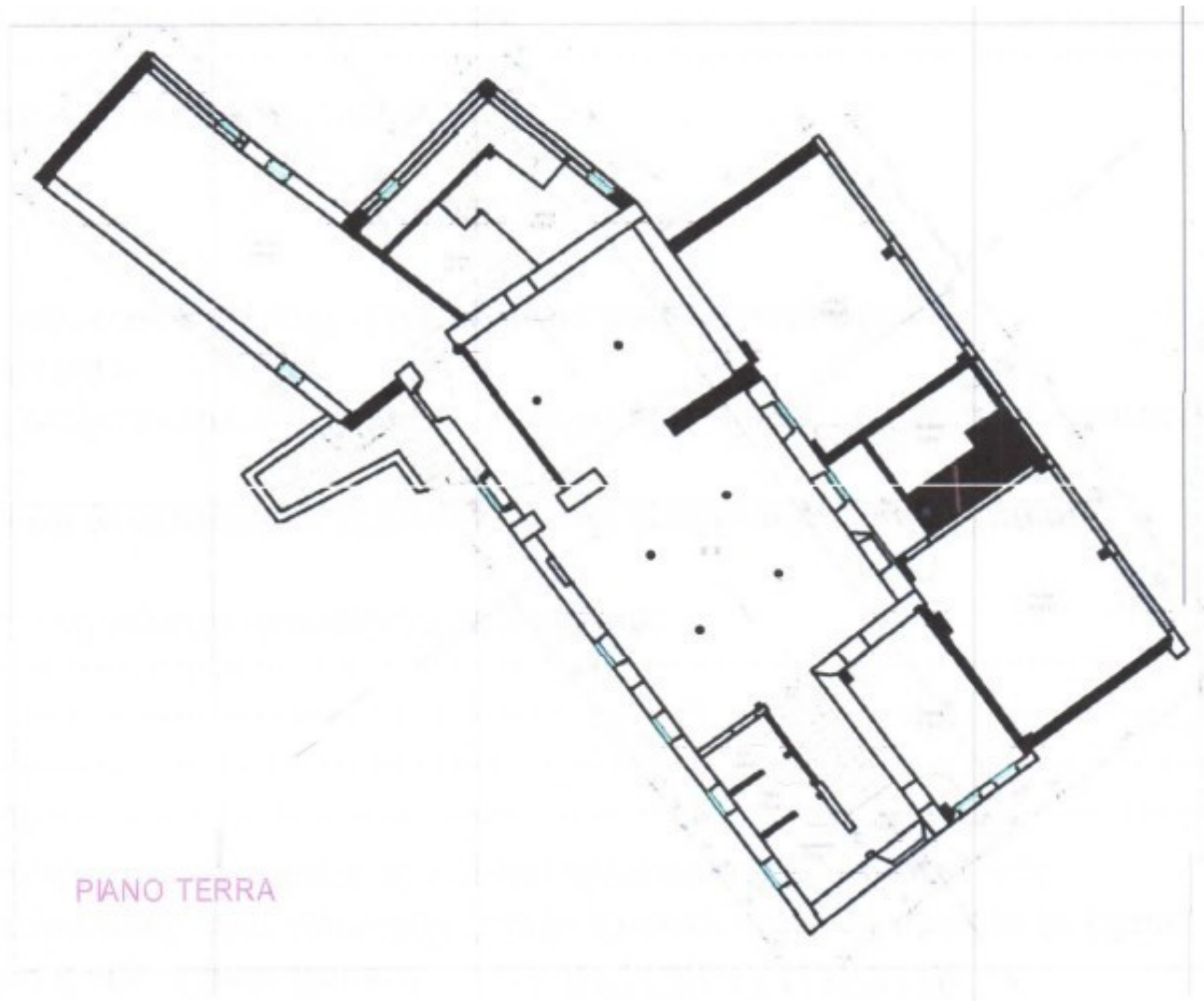
Could exist the possibility to buy another two cottages that stand just 20 metres away from the property for sale, along with sites in the same lot of 12000 square metres, with the following characteristics:

- *A habitable cottage of 240 square metres.*
- *A cottage of 180 metres to be totally restructured.*

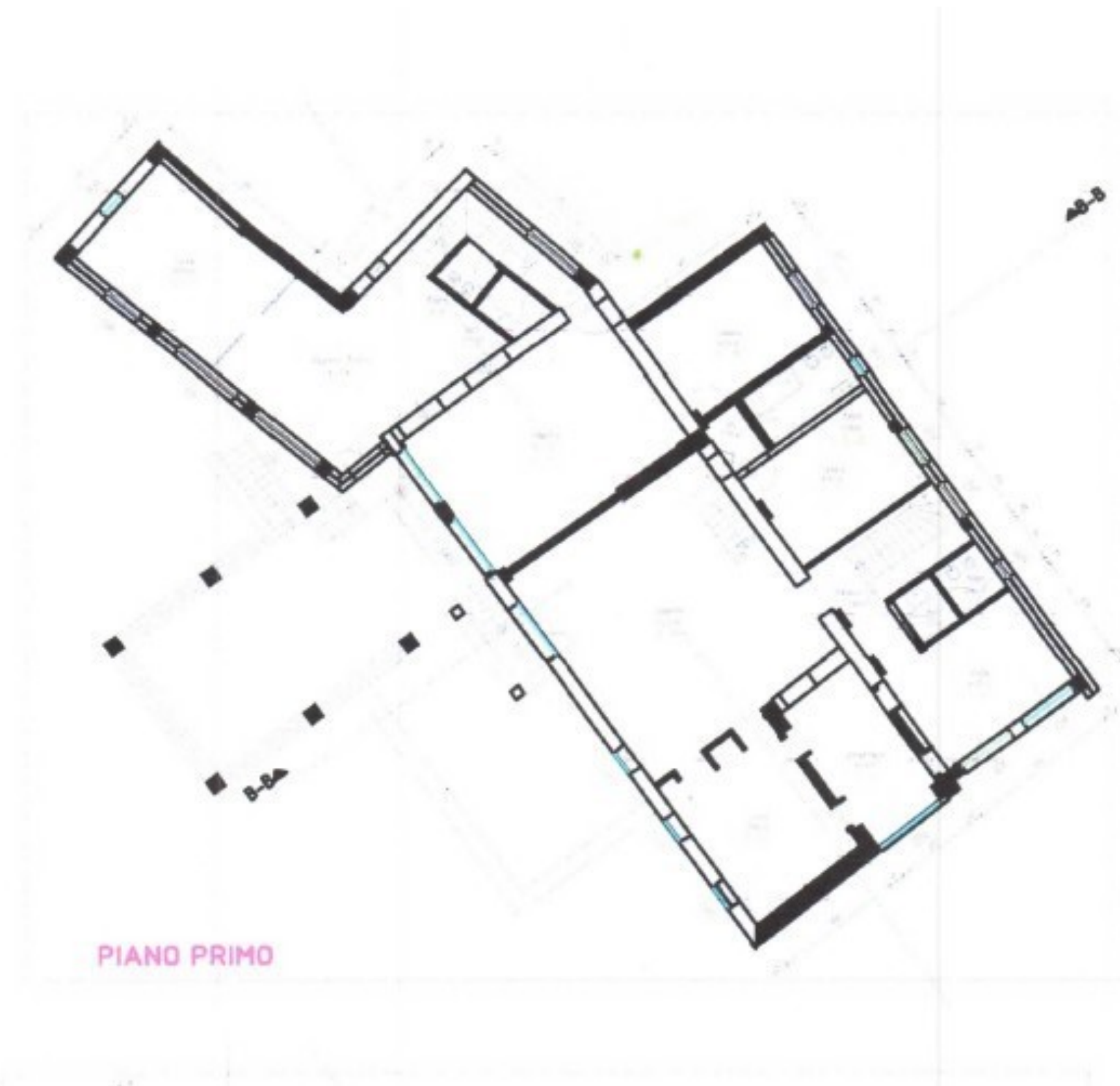


In view of the foregoing, one could make a Prestigious Relais, which in addition to the 5 main bedrooms present in the property on offer, in the additional two cottages for sale they could gain a further 10 suites for a total of 15 luxury rooms. Considering the distances (25 minutes by car from Sassuolo, 40 minutes by car from Modena/Reggio Emilia, 80 minutes from Bologna airport) but above all the noted proximity to the city that happens to be the leader in ceramic tile production (Sassuolo), the operation could result in interest from various investors. Right smack in the middle of the land of Matilda Canossa with places frequented all year round by German, English, Dutch and French tourism.





PIANO TERRA





Country: Italia

State/County: Italia

City: Reggio Emilia

Property Id : 20464

Property Size: 900,00 m²

Property Lot Size: 12 000,00 m²

Bedrooms: 6

Bathrooms: 6

Parking Space: 6

Year: 2008

Kitchen: 3

Swimming Pool: 1

Living Rooms: 1

Dining Room: 2

Porch: 1

Garages: 4