Prime Properties
Via Santo Stefano, 29/D - 40125 Bologna
Phone number (+39) 051 0301284

Villa for Sale in Formigine
Colombaro
€ 2.250.000
Ref. CBI145-2154-273



2.598 sq.m | Bathrooms: 5 | Bedrooms: 15 | Rooms: 40

Formigine (MO) - Colombaro
Historic Villa - Three Residences - Swimming Pool - 20,000 sq m Park
In Colombaro di Formigine, about twenty minutes from Modena, is the splendid Villa Aggazzotti Pezzuoli, a historic 18th-century residence that belonged to the famous noble Aggazzotti Pezzuoli family, who once owned prestigious villas and vast lands between Formigine, Colombaro, Montale and Modena.
The property extends over a private park of approximately 20,000 m2 and includes three main buildings.
The Villa Padronale, an elegant private residence consisting of 32 rooms, includes a large ballroom with original wooden floors, large living rooms, dining rooms, libraries, a large kitchen and numerous living areas. The floors alternate marble, granite and antique wood. On the first floor there are eight bedrooms and several bathrooms. Outside the villa is adorned with hundreds of beautiful climbing roses.
The Villa Porticato, on two floors and with 16 rooms, stands out for its refined central portico overlooking the courtyard and the main villa.
Villa Serra is a charming building with large windows that open onto the park. It offers spaces to renovate, with the possibility of creating a 150 m2 home, and includes ancient cellars, warehouses and agricultural premises.
The surrounding park, the result of careful landscape design, hosts a splendid swimming pool surrounded by trees, hedges, geraniums and pomegranates. Next to the swimming pool, at Villa Porticato, there are changing rooms, showers and dedicated services. The

location guarantees tranquility and easy connection with Modena and the neighboring municipalities.
(Document not binding for contractual purposes)

Certification

Energy Class: G

Property Informations

Address: via Castelnuovo Rangone	**Zip Code**: 41043
Bedrooms: 15	**Bathrooms**: 5
Rooms: 40	**Internal condition**: To be renovated
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 5000.00	: 0000-00-00
Floor: Multilevel	**Total floors**: 2
Date of construction: 1700	**Current Status**: Available after the deed of sale
Garden: Private, 20.000 sq.m	**Kitchen**: Eat-in kitchen
Garage: for four cars	

















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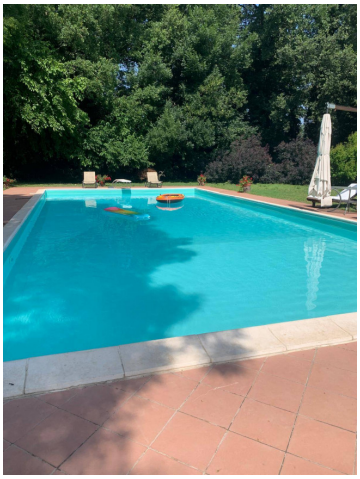











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