



# Estate for Sale in Noceto

## Rampa

### € 3.177.000

### Ref. CBI145-2154-281



**7.000 sq.m | Bathrooms: 5 | Bedrooms: 13 | Rooms: 17**

Noceto (PR)

Estate - Historic Villa - Stables - 30 hectares of land

This splendid property, located on a plateau of rare beauty, about an hour's drive from Milan and Portofino, extends across 30 hectares of flat land, ideal for organic farming, agriculture, or equestrian pursuits. Nestled in a captivating natural setting, it features a 19th-century building and rural structures built in the early 1970s by a renowned Bolognese architect, perfectly balancing aesthetics and functionality.

The estate features two stables, each approximately 2,000 square meters, equipped with spacious stalls, wide corridors, excellent ventilation, and several large outdoor paddocks, ideal for professional equestrian activities. There is also a barn/warehouse of over 2,000 square meters, perfect for storage or operational use, and a historic 19th-century stable on the ground floor of the main house.

The main residence, an elegant 19th-century home, is divided into four residential units. The master unit (approximately 400 square meters) stands out for its high-quality finishes, bright rooms, and a 200 square meter living room with a fireplace, a Carrara marble kitchen, four bedrooms, and two bathrooms. The three secondary units, each with two bedrooms, a living room, kitchen, and one or two bathrooms, all have cellars.

Outside, a historic garden surrounds the property with centuries-old trees and rare species, enriched by an artesian well that feeds an artificial lake, ensuring abundant water resources.

The land, always organically farmed, is easily workable and particularly suitable for sustainable agricultural projects or new



developments.

Versatile and evocative, this property is perfect as a private residence, agricultural estate, or for equestrian and tourism activities, thanks to the unique combination of generous spaces, fine architecture, and a striking natural setting.

(Document not binding for contractual purposes)

## Certification

**Energy Class:** G

## Property Informations

**Address:** via San Lazzaro, 8

**Zip Code:** 43015

**Bedrooms:** 13

**Bathrooms:** 5

**Rooms:** 17

**Internal condition:** Discreet

---> **data\_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 10000.00

: 0000-00-00

**Floor:** Multilevel

**Parking space:** Covered

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

**Garden:** Private

**Kitchen:** Eat-in kitchen











**Prime Properties**

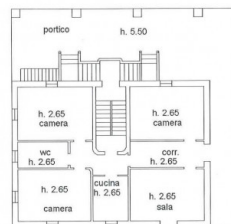
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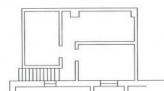




piano terra



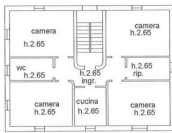
piano interrato



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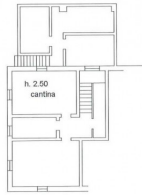
piano secondo



piano terzo soffitta



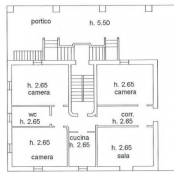
piano interrato



piano interrato



piano terra



piano interrato

