24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Estate for Sale in Parma
San Pancrazio
€ 2.500.000
Ref. CBI162-3098-475



5.500 sq.m | Bathrooms: 10 | Bedrooms: 10 | Rooms: 25

Prestigious 18th-century historic villa with private park just outside Parma
In the heart of the Parma countryside, only 5 km from Parma's historic city centre, stands the historic **Villa dell'Orologio**, once the residence of the Auricchio Ferrari family. This noble residence of rare elegance is set in a green and secluded environment, ideal for those seeking privacy, authenticity and an architectural heritage of remarkable charm.
The property extends over approximately **1,500 sq m** and includes the main villa, arranged over several levels, together with charming annex buildings such as former stables, barns and carriage houses. The layout offers exceptional potential both as an impressive private residence and as an investment opportunity for high-end hospitality projects, boutique accommodation, a luxury relais, a representative headquarters or a multi-family estate.
The interiors preserve the authentic character of the historic residence: spacious and bright rooms, impressive ceilings, mosaic floors, antique terracotta and parquet flooring, fireplaces, original details and period furnishings that tell the story of the villa and enhance its noble, welcoming atmosphere. The **25 rooms**, **10 bedrooms** and **10 bathrooms** provide outstanding flexibility and allow the property to be adapted to a wide range of residential or business needs.
Surrounding the villa is a magnificent **private park of approximately 43,500 sq m**, enriched by mature trees, scenic views, and decorative elements in marble and antique stone. The outdoor spaces offer the possibility of creating a swimming pool, wellness areas, themed gardens, event spaces or facilities connected to luxury hospitality.
The location is one of the property's greatest strengths: private and surrounded by nature, yet convenient for services, main transport

links and the centre of Parma, a city internationally renowned for its culture, gastronomy, quality of life and artistic heritage.
An exclusive residence designed for those wishing to live or invest in Italy in a prestigious setting, where history, elegance, nature and development potential come together in perfect harmony.

Certification

Energy Class: G

Property Informations

Address: Via Bergonzi, 1	**Zip Code**: 43126
Bedrooms: 10	**Bathrooms**: 10
Rooms: 25	**Internal condition**: Discreet
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Parking space**: Covered
Date of construction: 1700	**Current Status**: Available after the deed of sale
Garden: Private, 1.800 sq.m	**Kitchen**: Eat-in kitchen

















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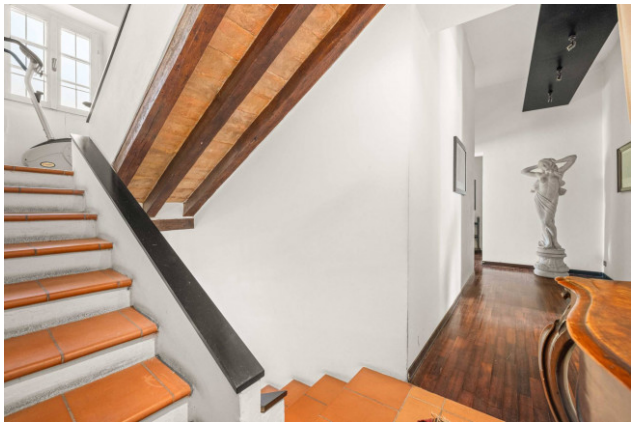
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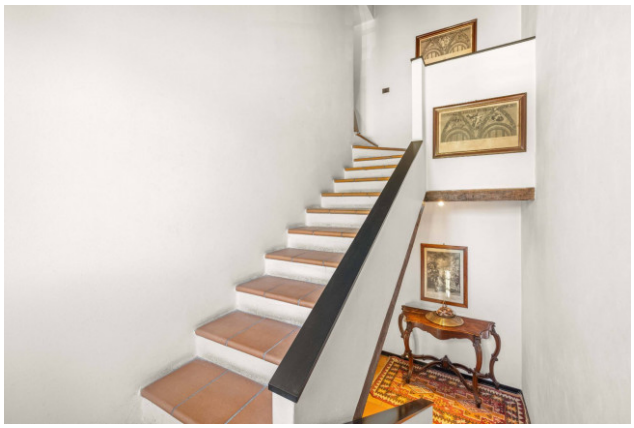






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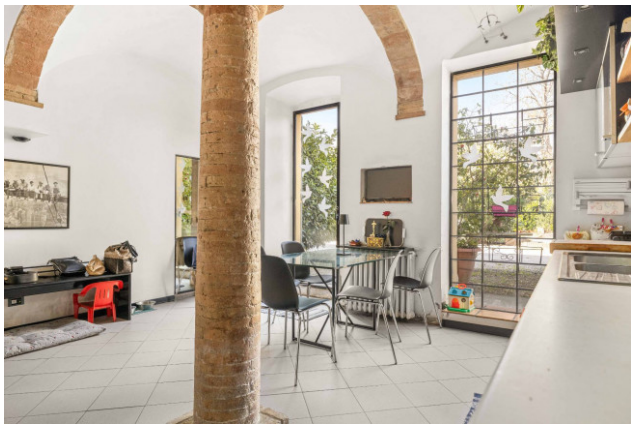








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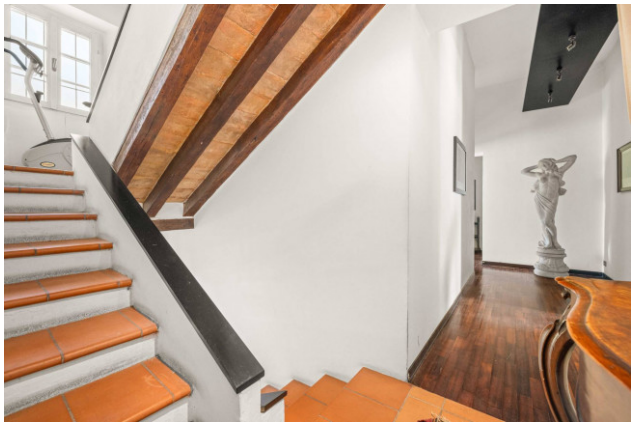












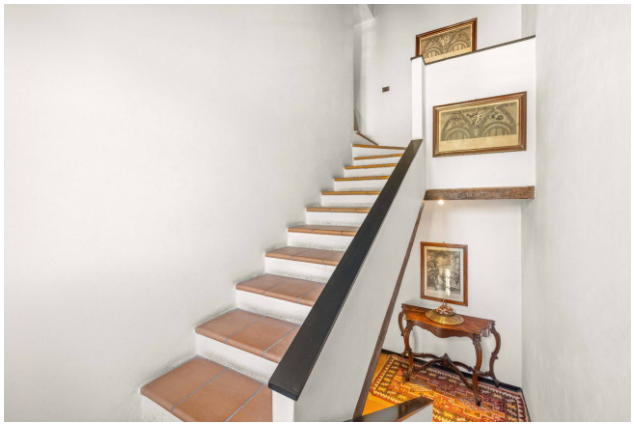
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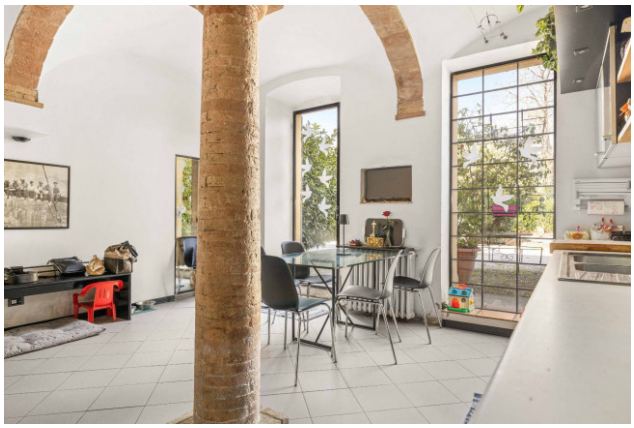






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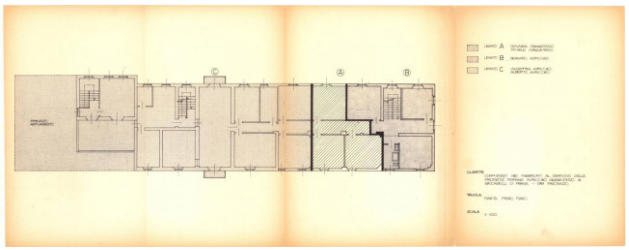


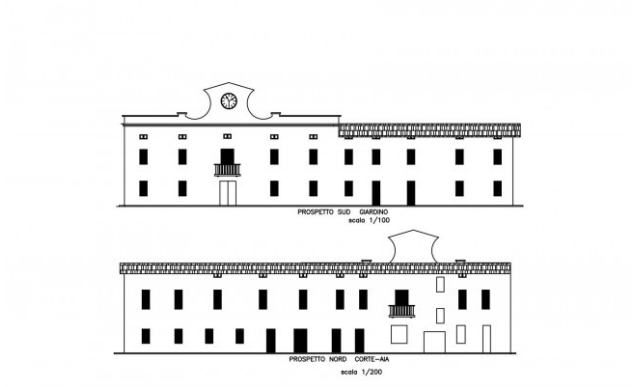


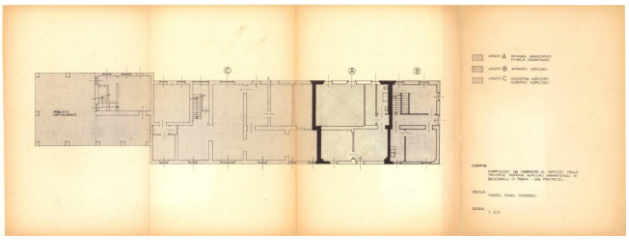




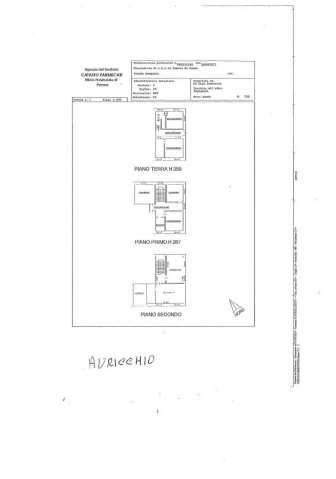


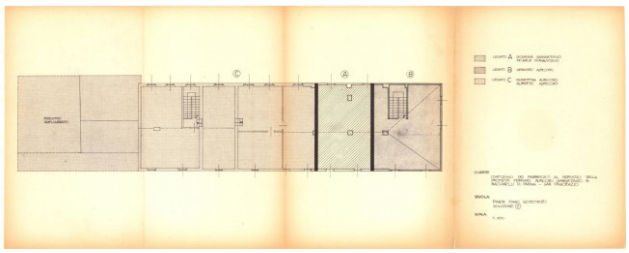






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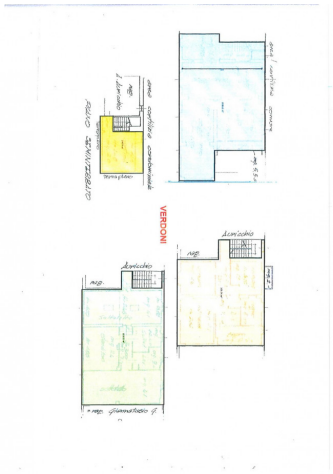












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