



COLDWELL BANKER  
PRIME PROPERTIES

Coldwell Banker Prime Properties  
Via Santo Stefano, 29/D - 40125 Bologna  
P.IVA e C.F.: 04122961206  
Tel.: (+39) 051 0301284

# Estate for Sell in Castel San Pietro Terme

via Montecalderaro, Bologna, 40024 (BO)

1.477.000€



## Contact info



Coldwell Banker Prime Properties

**Pasquale Fusco**

Phone: +39 051 0301284  
Mobile: +39 333 1194030  
Email: [pasquale.fusco@cbitaly.it](mailto:pasquale.fusco@cbitaly.it)

# Description

Castel San Pietro Terme (BO)

650 sq m – Villa – Semi-detached – Swimming pool – Park

Nestled in the foothills between Castel San Pietro and Varignana, just minutes from San Lazzaro, this prestigious property enjoys a panoramic and secluded location, surrounded by nature, colors, and a relaxing atmosphere in every season. Its proximity to the Via Emilia and the motorway ensures quick connections to Bologna Airport and the Adriatic Riviera, in an area renowned for producing excellent native wines.

The property comprises charming stone buildings: a finely renovated main villa on four levels, a semi-detached house, and additional outbuildings. The entire property is nestled in a large, well-maintained wooded park, enhanced by a large swimming pool surrounded by greenery and outdoor spaces designed for relaxation and privacy.

The villa, featuring double access and a characteristic panoramic roof terrace, combines quality materials, custom furnishings, and a dominant position that offers suggestive views.

The semi-detached building comprises two residential units, both on two levels: the living area is on the ground floor, while the upper floor features two comfortable bedrooms.

The property represents an ideal solution both as an exclusive private residence and as an elite hospitality facility, for those who desire a high-quality natural setting without sacrificing the convenience of transport links.

(Document not binding for contractual purposes)

# Details



Property ID: CBI145-2154-316



Surface: 650.00 m²



Rooms: 13



Garden: Privato, 3.592 sqm



Bathrooms: 6



Energy Class: G



Bedrooms: 6

# Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 650.00 m²



Rooms: 13



Bedrooms: 6



Bathrooms: 6



Kitchen: Habitable



Position: Mixed Area



Balconies: Presente



Shower: Yes



Parking space: Uncovered



Garden: Private, 3.592 sqm



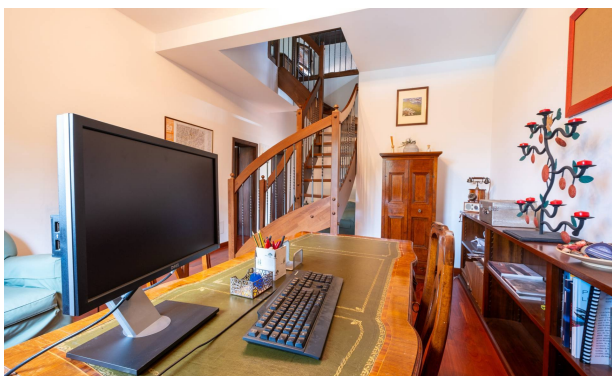
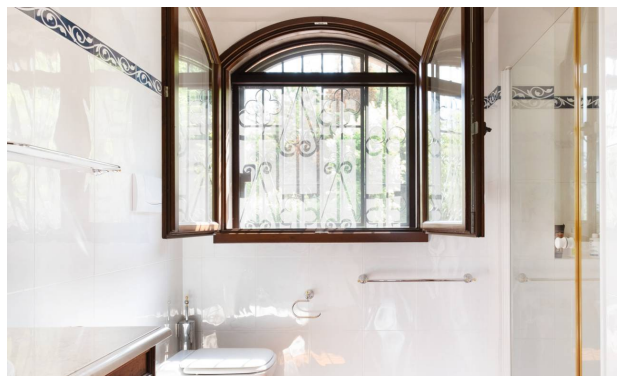
Fireplace: Yes



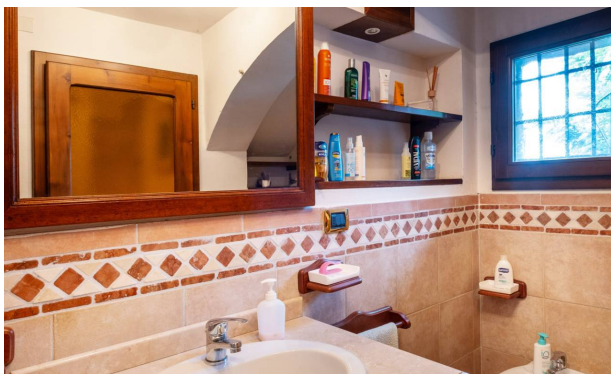
Swimming pool: Yes

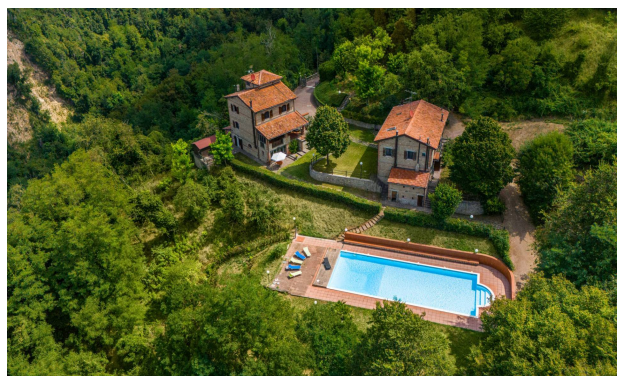
Images

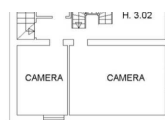
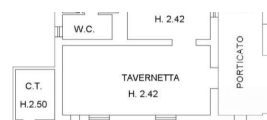
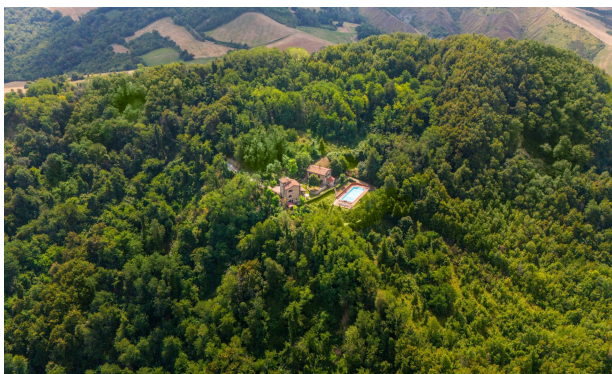
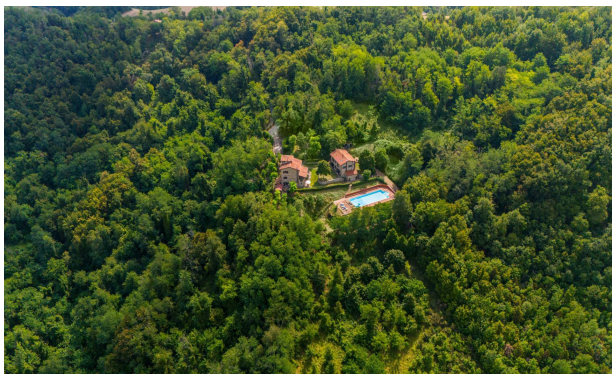
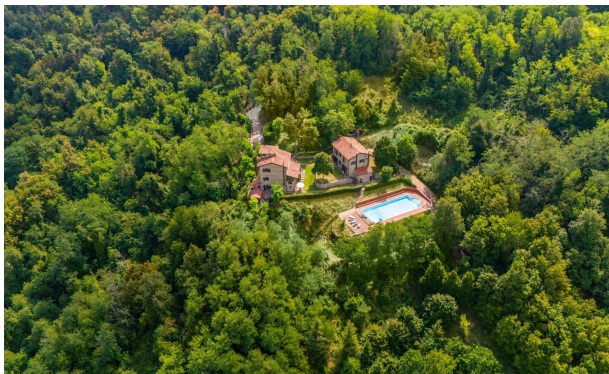












Pianta Piano Rialzato

Pianta Piano Secondo





Pianta Piano Primo

