



## Property 10709



**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 10 + 1  
**Bedrooms:** 5

## NEARBIES

Bologna 32 km, Monte San Pietro 59 km, the Regional Park of the Gessi Bolognesi and Calanchi dell'Abbadessa 17.5 km, Ravenna 69 km, Mirabilandia 74 km, Bologna Guglielmo Marconi airport 29 km

## FEATURES

- 2 Double bedrooms (in Panoramic Apartment)
- 3 Double bedrooms (in Mediterranean Apartment)
- 5 Bathrooms
- Living room with fireplace
- Equipped kitchen with a dishwasher, coffee machine, an oven and a fridge
- Air conditioning and heating
- Sat TV
- WI-FI internet
- Pool table
- Sauna
- Hairdryer
- Linen and towels included
- Terrace and garden
- Botanical gardens
- Swimming pool with sun-beds and external shower
- Parking
- Restaurant



# DESCRIPTION

## **Property 10709 - Castel San Pietro Terme – Emilia Romagna**

**5 Bedrooms – Pool - Sauna**

Location and Surrounding Area. A jewel within the famous Giardino di Palazzo di Varignana gardens, Property 10709 is set within the vineyards and groves of olive trees outside the cultural epicentre of Bologna. The villa lies within five hectares of an impeccably maintained private garden where the light breeze rolls off of the soft hills of the region. Property 10709 is a place for those who want complete luxury merging with nature. Days spent lounging around the pool, visiting the local castles; sipping wine at sunset will decidedly create an unforgettable vacation. Enjoy views of the subtle Emilian countryside from a one-of-a-kind villa which astonishes with its elegance and attention to detail. Property 10709 features two separate apartments which can also be combined to complete the 450 sqm villa. It is set on a slight hill which overlooks the rich landscape and the enchanting pool is just a moment's walk through the rolling lawn and meticulously cultivated natural setting. The villa is 11 minutes from the delightful town of Castel San Pietro with all necessary services as well as hosting the yearly Carrera Autopodistica, a human-powered car race!

The property is about 30 km from the cultural capital of Bologna, with its artful towers and porticoes, and unforgettable piazzas. The capital of the Emilia-Romagna region, Bologna is one of the most sought-after destinations in Europe. The well-maintained and preserved historical center is home to Piazza Maggiore, one of the most beautiful piazzas in Italy. The captivating gothic basilica of San Petronio has twenty chapels containing incredible relics and architecture. After having a plate of tortellini with a glass of Pignoletto, don't miss the landmark two towers along the cobblestones of this magnificent city.

The Botti Winery in Monte San Pietro is a one hour drive from Property 10709 at the foot of the Tuscan-Emilian Apennines. There you can visit the alluring Colli Bolognesi, taste Barbera, Cabernet Sauvignon, Merlot as well as many other delectable wines as you get to know the family which produces exclusively organic products with complete respect for the lush environment surrounding the vineyard.

For a change of scenery, take a leisurely hike on the numerous paths in the Regional Park of the Gessi Bolognesi and Calanchi dell'Abbadessa. The Palaeolithic caves and extraordinary gypsum host many kinds of animals, flowers and plants and will promise a peaceful day with breath-taking views. Another trip is to the stunning city of Ravenna which was the capital of the Western Roman Empire. There you can visit the Basilica of San Vitale or the stunning Byzantine mosaics at the UNESCO Neoniano Baptistry and grab a typical piadina sandwich at the famous La Piada di Ale. Families can also check out Mirabilandia, one of the most important amusement parks in Italy.

Property 10709 is an oasis for a large family or small groups and it a perfect place for poolside get-togethers. The villa is 29 km from the Bologna Guglielmo Marconi airport and the well-connected Bologna train station and bus station are easily accessed in the center of the city. Bologna is 32 km from the villa, Monte San Pietro is 59 km, the Regional Park of the Gessi Bolognesi and Calanchi dell'Abbadessa is 17.5 km, Ravenna is 69 km and Mirabilandia is 74 km.

The Property. Property 10709 is the epitome of luxury is an immense estate filled with impeccably decorated rooms. This villa which is surrounded by a botanical garden has two apartments which together can easily house ten people in its five double bedrooms. The property was reopened in June 2016 with contemporary updates to its classical style. The Panoramic Apartment is located on the ground floor and two bedrooms each complete with marble-lined bathrooms. The living spaces and kitchen are full of light and have direct to the garden for leisurely outdoor meals. Ascending the beautiful staircase to the Mediterranean Apartment, the guest will find a large living space, dining room and kitchen. In this apartment there are three bedrooms with private bathrooms with gleaming, carefully selected marble.

The exquisitely kept garden terrace leads to the large pool looking onto rolling hills of this light-drenched property. This pool area is designed with architectural features for lounging, sunbathing and wonderful conversations in the breeze coming off of the olive trees and vineyards lining the property to inspire wonderful moments of relaxation. There is a private garden of five hectares, sophisticated in its biodiversity of plants and flowers. The landscape garden is part of the network of distinguished gardens of Italy (Grandi Giardini Italiani) with oak trees and botanical wonders to inspire the eye. There is also a vegetable garden and large spaces for long walks and relaxing moments as well as a restaurant and spa within the property.

PHOTOS













