



COLDWELL BANKER
ITALY

Coldwell Banker Prime Properties

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Villa for Sell in Bologna - Area: Toscana/S. Ruffillo

📍 Via Giacomo Filippo Novaro, Bologna, 40141 (BO)

1.650.000€



Contact info



Coldwell Banker Prime Properties

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Description

Bologna – San Ruffillo Adicenze – Via Novaro

Detached Villa – 850 m2 – Divisible – Balconies – Garage

In a foothill context full of greenery and well served, a few steps from the center of Toniolo, a completely independent stone villa with views is for sale, developed on four floors, one of which is underground. Internally, it requires a renovation that allows for a new distribution of spaces, also lending itself to splitting into multiple residential units.

In the basement there is a large garage which can accommodate several cars. The connection between the various floors takes place not only through an internal staircase, but there is also an elevator.

The building is externally surrounded by an exclusive garden of approximately 400 m2.

The location of the property is interesting as it allows you to enjoy the landscapes and natural spaces offered by the Bolognese Hills, without giving up the comforts of the center of Bologna, reachable in a few minutes.

(Non-binding document for contractual purposes)

Details



Property ID: CBI145-2073-7



Surface: 850.00 m²



Rooms: 15



Garden: Privato, 400 sqm



Bathrooms: 6



Energy Class: G



Bedrooms: 6

Property Features



Floor: Multi-story



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 850.00 m²



Rooms: 15



Bedrooms: 6



Bathrooms: 6



Kitchen: Habitable



Position: Residential area



Elevator: 1



Balconies: Presente



Garage: Quadruple



Garden: Private, 400 sqm



Fireplace: Yes



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images









