

## Via Roma 40, Bardi

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44.6310264, 9.728705



Immobiliare Bardi offers for sale on an exclusive basis a prestigious villa with 162 square meters of housing, at the gates of the village of Bardi, with a classic but contemporary character, thanks to the elegance of the well-articulated environments.

The villa, located on the side of a promontory, is situated within a very private garden of about 700 square meters completely fenced but with two entrances, appropriately used only by those who live there.

The bright green surroundings which covers the house contrasts with the intense blue of the sky towards which the entire property extends.

Surrounded by native vegetation, overlooking the castle, the view is that of Val Ceno and Val Noveglia as far as the eye can see, even if the absolute protagonists are undoubtedly the Fortress and the rock of Red Jasper on which this is erected.

We are in the presence of a solution with a classic imprint in one of the most renowned locations in the Tuscan-Emilian Apennines.

### INTERIORS

The villa is on three levels; climbing the steps outside the building you reach the largest apartment on the second floor, directly entering the hallway of the living area where: on the left we find the dining room directly connected to the kitchen and with a very comfortable terrace; on the right the living room and in front, through an elegant glass door, the hallway that leads to the sleeping area consisting of two double bedrooms and a bathroom.

On the first floor, with an independent entrance but still connected with an internal staircase, is the smallest apartment consisting of: a double bedroom with direct and independent access from the outside, a bathroom with shower and a second room now also used as an office. it is provided with independent access from the outside.

On the ground floor are dedicated the ancillary rooms such as: the two Garage rooms and the comfortable cellars.

### EXTERIOR

The 700 sq m large land covers the entire villa: one part is used as a garden while another tiled, on the

front of the building, serves not only as a terrace, ideal for setting up a relaxation area, but also as a parking area.

The part cultivated with lawn extends to the back and sides of the property, on a steep terrain always in a raised position above street level and inside there are: roses, wisteria, perfumes, colorful flowers and climbing plants.

On the first floor there is also a large terrace covered by a practical awning, directly communicating with the kitchen and the dining room, ideal for enjoying lunches and dinners with the typical products that this rich valley offers.

## POSITION

The medieval town of Bardi is located in the upper part of the Val Ceno at the end of the Emilia Romagna region near the border with the regions of Liguria and Tuscany.

Reachable nearby: Parma, city of culture 2020 2021; Piacenza; Salso Maggiore; Fidenza, Castell'Arquato and less than 2 hours by car "the Bay of silence" in Sestri Levante or the center of Milan.

The Cisa motorway (A15) with the Fornovo di Taro exit is only 30 kilometers away and it is thanks to this connection that you can easily reach all of Northern Italy.

The sports activities that can be practiced in the area are many: horse riding, trekking, mountain biking, hunting and fishing.

Energy class G

## Overview

|                    |                |  |
|--------------------|----------------|--|
| SQM: 151 - 200 SQM | Rent price: \$ |  |
|--------------------|----------------|--|

## Amenities

|                                   |                     |              |                 |
|-----------------------------------|---------------------|--------------|-----------------|
| ✗ shop                            | ✗ Cable TV          | ✓ Garage     | ✓ Storage space |
| ✓ Possibility to install internet | ✗ Outdoor wood oven | ✓ Balcony    | ✓ Balcony       |
| ✓ Garden                          | ✗ Tavern            | ✓ Parking    | ✓ Solaio        |
| ✗ Elevator                        | ✗ Fotovoltaic       | ✗ Laboratory | ✗ Pool          |

**Distances**



**Agent Details**

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**Immobiliare Bardi**