

Ancient stone residence on the Parma hills - Calestano Village



€ 485,000,00

Ref. RH2506009

Contact us

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Surface
438,00 sqm

Rooms
11

Bedrooms
5

Bathrooms
2

Energy label
Being defined

from Milan
150

Altitude
600,00 m asl

Green
6000

"Like living in an ancient hermitage dating back to 1400..."

When you are looking for a place to live in absolute peace with yourself, but also a place to spend moments of conviviality, which has large spaces dedicated to greenery, refreshment, rest, the answer is often found in residences like the one we propose, a home where luxury is the authenticity of a historic architecture in authentic stone. They are those dwellings that still amaze us with their beauty, they touch the soul and we do not know why, but we would spend an infinite amount of time observing them.

We offer a family residence, born from the redevelopment of the remains of a former convent, some details date the building around 1400, located in a mountain area at an altitude of about 600 meters. We are located in Canesano, a hamlet of the municipality of Calestano in the province of Parma, exactly in the locality of Alpicella, an area rich in woods, meadows and natural scenery, with a rich network of trails for both pedestrian hiking and MTB.

The property consists of an ancient complex of about 438sqm, renovated in 1980 and still used today as a private family residence. It is spread over three levels as follows: the first level on the ground floor houses a precious stone basement, a dispatching area with laundry, a cellar for storing cured meats, and a storage room. On the first level there is the main living area, with entrance from a prestigious loggia with round arches, inside and all on one floor we find: kitchen with fireplace, living room with fireplace, dining room, three bedrooms, bathroom. On the top level with attic ceiling, we surprisingly find a large open room without interruption with open kitchen, a bedroom on the left, a large bathroom, a further large bedroom, in fact an independent apartment.

A beautiful stone masonry and a well-extended cypress hedge envelop, contain and shelter the entire property and its garden of about 6000sqm. Here there is a building with a tiled roof and made of stone that contains the classic oven for bucolic outdoor lunches; also a gazebo, overall a pleasant feeling of peace and tranquility; not far away and in a more private area and far from the town a portion of the garden to be used for animals or horticultural crops.

Let's not forget that there is also a rustic agricultural building of about 450 square meters on the property to the side for the tool shed with the classic wooden ceiling trusses, a space also suited to any other use.

For further information on technical details or anything else before a possible inspection, the Romantic Houses Studio remains available both by phone by appointment and by email or whatsapp at the cell phone number. +39 347 5088380.

Accessories: Agricultural building 453 sqm, 3 cellars of about 60 sqm each

Extras: Equipped stone Basement 30 sqm