

## Prestigious historic farmhouse with wooded park in the Pavia countryside



€ 1,280,000,00

Ref. RH2506009

### Contact us

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 Surface  
**1,050,00 sqm**

 Rooms  
**16**

 Bedrooms  
**6**

 Bathrooms  
**4**

 Energy label  
**E**

 from Milan  
**54**

 Altitude  
**90,00 m asl**

 Green  
**6000 Sqm Wooded Park**

### **Natural and bright colors, restorations, redesigns, and careful reinterpretations...**

At the beginning it was a large farmhouse known as "Ca' del Campo e dell'Albero", today it is a prestigious private residence, surrounded by a wooded park, a seductive place that is the result of careful research, hours of observation, elaboration of a vision that has become reality.

### **Experience welcoming atmospheres, perceive the memory of lived stories....**

The residence is the heart of the property, built without little effort (5 years of work), but with a lot of passion, it is a hearth to take care of the family, but not only. We find places for study, for pastime, for culinary activities, for rest and for hospitality. Small and large rooms each with its own task: the kitchen must be hospitable and functional, the living room must contain a relaxing atmosphere with its right light, the sleeping area must offer peace and tranquility, the bathrooms must be welcoming and functional, everything is designed for the pleasure of home comfort.

A house dedicated to parents or guests, located in front of the main house, on two levels, which offers two bedrooms, bathroom, kitchen and living room.

Other external buildings used as a changing room with sinks and shower, a 3x3 garage for a horse, a porch, a gazebo, all overlooking a large courtyard, once the typical farmyard of Lombard farmhouses.

### **Barefoot in the park..**

Crossing the wooded park, a green lawn of about 6000 square meters, a land purchased to protect our hiding place, we find ourselves in a dimension of freedom, a pervasive pleasure, difficult to get away.

### **Inside and outside it doesn't change..**

What this "country house" adds, difficult to find in other similar realities, is a substantial part of the property that we define as **playful** dedicated to one's passions and hobbies. A barn converted into a beautiful open-plan room, all with windows overlooking the park, a magic of the human soul that seeks the perfect combination of spiritual

senses and physical stimuli. The fireplace that somewhat masters the environment is valuable, space for a piano or for yoga practices or to write a book... We are sure that you will come out with your inspiration.

The owner's passion for classic cars has led him to create a garage that can hold up to 8 cars – we also have freight elevators **to stow motorcycles**. A large courtyard where these buildings are arranged in a semicircle offering freedom of maneuver for any vehicle, then a beautiful lemon house, a small orchard and a large paved outdoor area that allows maneuvers with agricultural vehicles, numerous parking spaces.

**This property is also suitable for horse lovers, there is no shortage of space to experience our hidden wild nature in freedom.**

**Silence is the owner of this residence and all the workers who worked there have left signs and like all historic farmhouses, there is no shortage of paintings of a saint on the external building, here a beautiful "San Rocco".**

#### **Where we are...**

We are on the border between Lombardy and Emilia Romagna within a triangle with Milan, Piacenza and Pavia at the vertices between twenty and forty kilometers apart. For those who really have to travel, an easy motorway junction: 10 kilometers from the Casalpusterlengo exit (A1 for Milan and Rome), 4 kilometers from the Castel San Giovanni exit (A21 for Turin, Brescia, Venice).

The area extends on one side towards the Oltrepò Pavese and on the other side, towards San Colombano al Lambro, a mix of peasant cultures and city contaminations. By car we reach places of cultural interest such as the Castle of Chignolo Po', Castle of Rivalta, Castle of Agazzano, 25 minutes we are on the hills of Piacenza or Pavia, a rich place from every point of view, there is no shortage of opportunities for trips to buy quality food and wine purchases and stops dining tasting the typical products of the various villages in the surrounding area, as well as easily reaching all essential services such as schools, pharmacies, hospitals, shops, and supermarkets.

To those who are really interested we can offer exhaustive technical information and not only on **this residence that will amaze you**, being aware that each person is unique and every residence of this type is just as unique, it will be a pleasure to take you to this place after understanding if your project can find affinity and continuity with what has been achieved by the owner of "Ca' del Campo e dell'Albero" in Pieve Porto Morone.

Annexes: Dependence, Garage for 8 cars, Changing room - Box 3x3 x horse - Laundry room

Extras: Orchard, Lemon House