

## Piacenza Hills - Panoramic Stonehouse with 60.000 sqm Land



€ 870,000,00

Ref. RH2510018

### Contact us

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Surface  
**380,00 sqm**

Rooms  
**8**

Bedrooms  
**5**

Bathrooms  
**5**

Energy label  
**Being defined**

from Milan  
**97**

Altitude  
**436,00 m asl**

Green  
**60000**

### 'Caring for the earth' in an exclusive country residence!

Agriculture shows us what is most and least necessary. It guides life rationally. We need to touch the earth. The tenderness and joy we feel when looking at nature is, in fact, a reminder of the time when we were animals, plants, flowers, earth. From a quote by Lev Tolstoy, suggested by "il Bosco di Ogigia" to convey the spirit that led the current owners to take refuge for thirty years in this oasis of silence and nature.

The choice of this country residence, located in the hills between Valvezzeno and Valchero in Piacenza Gropparello hills, satisfies the desire to integrate our daily life within the walls of a "beautiful" house and the passion for outdoor living between sky and nature.

As far as the buildings are concerned, the property has two dwellings and a rustic building of approximately 90 square metres. The two stone houses were purchased at different times and are now used as a single dwelling. Having retained two separate entrances, **it is still possible to create two independent dwellings**. The renovation has been carried out to the highest standards, respecting the history of these farmhouses, which date back to the medieval period (1100-1200). The historic part of the house has been deliberately preserved, while the part where substantial work has been carried out exudes elegance and an unusual artistic touch.

### Outside:

- Gardens and panoramic views over the Piacenza hills
- -A large portico with iron beams made to measure by local craftsmen
- -A greenhouse where you can store and keep

- everything you need for gardening, with a dedicated laundry area.**
- **-6 hectares of gently sloping land with an area suitable for horse lovers**
  - **-Productive orchard**
  - **-A terrace of approximately 90 square metres - measuring 8x12 + provision for an in-ground swimming pool or hot tub - with the advantage of the recess already built and the provision of the necessary systems + convenient bathroom with shower - The terrace is located in a secluded spot surrounded by nature and facing the panoramic view**
  - **-Another paved area equipped for barbecues with a characteristic stone sink as a water source.**
  - **-Two convenient garages also located in a private area.**

#### **The interiors:**

##### Ground floor

Double living room with entrance door and Corten windows, Luserna stone flooring, overlooking the external portico. Designer iron staircase, designed by the owners, connecting to part of the sleeping area. Wooden ceilings and original panelling dating back to the house's construction.

Fully equipped kitchen – Dining room and living room with the inevitable fireplace, original exposed wooden beam ceilings, large bathroom with shower serving this area. Another staircase in period terracotta tiles connects to the other sleeping area.

##### First and second floors – Sleeping area

The sleeping area has staggered floors, which make it very distinctive. There are 5 bedrooms, one with a small terrace and one that could also be used as a study. In the sleeping area there are 2 bathrooms, one with a Carrara marble washbasin and an elegant contemporary style.

#### **Systems:**

The house is heated by a natural gas system with cast iron radiators, wood-burning fireplaces, a new condensing boiler, an alarm system to be reactivated, and plumbing and electrical systems in good working order.

#### **The location:**

Lodola is a small hamlet of Gropparello, also known for its castle and lively initiatives, especially for school groups. We are just a few kilometres from Carpaneto Piacentino, where all amenities are available, and the famous medieval village of Castell'Arquato. These areas are less frequented than the famous Val Trebbia, but precisely because they are less "touristy", they have their own charm in their tranquillity and in the discovery of naturalistic views and ridges that offer endless panoramas. For small necessities, we can find everything we need in Gropparello, which is two kilometres away.

From Milan Linate Airport A1 motorway, Piacenza Ovest exit 1 hour 20 minutes – 90 km

From Bologna G. Marconi Airport, take the A1 motorway, exit at Fiorenzuola D'Arda – 1 hour 15 minutes – 153 km

This property in the hills of Piacenza has a strong identity and is ideal as a private residence, for niche food and wine events, as a destination for temporary hospitality, or as a place for nature-related activities, small-scale farming, small livestock breeding, yoga retreats and more.

Please call us for further information and to assess together whether the context and the property can fully meet your expectations.

Extras: Two terraces

Annexes: Exposed brick Rural buildings

Utilities: Two boxes - Outdoor parking spaces