

Exclusive private residence with park - less than an hour from Milan



€ 870,000,00

Ref. RH 2603004

Contact us

+39 347 50 88 380

info@romantichouses.com



Surface
480,00 sqm

Rooms
8

Bedrooms
6

Bathrooms
3

Energy label
Being defined

from Milan
58

Altitude
72,00 m asl

Green
1900 mq

Here is a solution for all those who aspire to have a representative residence, less than an hour from Milan and who love residences with character and the characteristic Art Nouveau style!

We are located on the heights close to the well-known Miradolo Terme Thermal Center, in the Pavia area, in a dominant position and protected by trees that give a cosy, elegant and well-being welcome upon arrival.

The building of the Villa is spread over three levels:

- **On the ground floor there is a large living room with oak wooden flooring, a fireplace, a reading room or study, a bedroom, a bathroom and a kitchen. The cathedral glass doors are striking for their austerity, they impose themselves on the eye and confirm the elegance of the rooms we are going to visit. We have two entrances that are accessed via a flight of steps and describe the character of the architecture and elegance of this solution: born yesterday for the family, today flexible to various interpretations. To underline the access both from the inside and from the outside to a terrace of about 30sqm from which you can observe the garden and the entrance to the property.**

- **On the first floor there is a large living room, a kitchen, a bathroom, 4 bedrooms and a second bathroom serving the rooms. All the rooms are generous and very bright overlooking the interior of the property.**
- **Other rooms to be recovered at will are the attic floor and the basement where the cellars are located.**

For the shelter of cars, 4 single + one double garage (now used as a laboratory) have been built right at the entrance of the property.

The property is excellently maintained and is in perfect condition, a versatile solution that lends itself not only to the use of a family residence, but also as a B&B, Home Restaurant, location for corporate events.

The area:

Miradolo Terme is a village known for its spa. The Miradolo Thermal Baths are located at the foot of the **S. Colombano hills** in the eastern Pavia area, where the Po receives the waters of the Olona and Lambro rivers. This charming town full of vineyards and hazelnut groves is only half an hour's drive from the main cities of the region such as Pavia, Cremona and Piacenza, which are also well **served by public transport.**

The Miradolo Terme spa is located about 2 km from Miradolo Paese and is immersed in a **natural park of about ten hectares.** In addition to the establishment, the Miradolo thermal park has a modern wellness center, an important medical research center, there are also numerous areas equipped for sports practice and various outdoor swimming pools.

We also easily reach the tourist areas of the Oltrepò Pavese and the hills of Piacenza, about twenty minutes by car and we can organize food and wine trips for days of fun and relaxation.

Extras: Small pool, Terrace, Gazebo, dominant location

Utilities: 4 garages + laboratory, cellars, large attic room