



Property 1605885748



**Number of beds:** 10  
**Bedrooms:** 5

#### Bathrobes and Slippers

Bathrobe and slippers available for each guest.

#### Accessibility for people with reduced mobility

#### Accessibility for people with disabilities

#### Pets Allowed

Small pets (up to 10 kg) allowed on request at an extra cost.



#### Air Conditioning Throughout

Included in the rental price.



#### Air Conditioning In The Bedrooms

Included in the rental price.



#### Hair Dryer In The Bathrooms



#### Dryer

#### Safe

Safe box in each bedroom.

#### Crib

#### Minibar and tea or coffee making facilities

Minibar available in each room.



#### Fibre Internet



#### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

### **Close to a vineyard or winery**

The villa is about 600 m from the Palazzo di Varignana's winery.

### **The Villa is Less Than 15 km From a Golf Course**

The villa is about 11 km from Golf Club Le Fonti.



#### **Dishwasher**



#### **Washing Machine**

### **Mattress sizes and bed dimensions**

5 double bedrooms with king-size bed. The bedrooms are about 20/30 sqm.

### **Bath amenities**

With refill during the week.



#### **Parking Space**

Outdoor parking space for about 8 cars, included in the rental price.



#### **Swimming Pool**

6 x 12,6 m.Depth: 1,45 m.



#### **Heating**

Included in the rental price.



#### **Heated Pool**

The outdoor pool is seasonal and open from May and to the end of September. There is a temperature maintenance function but it is not heated all year round.From October to April, it is not possible to heat the pool.

### **High Chair**



#### **Concierge Service**

Daily concierge service from 9 am to 6 pm. Included in the rental price.



#### **Housekeeping**

Daily housekeeping.Daily change of pool towels.Change of bed linen twice a week for a minimum stay of 7 nights.Change of bath towels when needed. The guests can leave them on the floor if they want the bath towels to be changed.

### **Smart TV**



#### **SPA**

SPA not in the villa.Affiliation with Varsana SPA of Palazzo di Vairgnana.

### **Mattress topper**



#### **Satellite TV**



#### **Countryside View**



#### **Wi-Fi**

### **Insect Screens**

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Castel San Pietro Terme 9 km, Dozza 17 km, Bologna 23 km, Ferrara 66 km, Modena 66 km, Ravenna 67 km, Reggio Emilia 95 km, Rimini 103 km, Parma 124 km

## FEATURES

- 5 Double Bedrooms (or Twin Rooms)
- 5 Private Bathrooms
- Infinity Pool (from May to October)
- Furnished Poolside Area
- Outdoor Dining Area
- Well-Equipped Kitchen
- Living Room
- Dining Room
- Study
- Playroom with PlayStation
- Private Garden



# DESCRIPTION

## **Property 1605885748 - Castel San Pietro Terme - Emilia Romagna**

**5 Bedrooms - Pool**

**Location and Surrounding Area.** Immersed in a peaceful private garden, this elegant five-bedroom villa is ideally located to offer complete privacy and tranquility to its guests. Nestled among gently rolling hills with wonderful views of Bologna, this exclusive property represents the perfect location for unforgettable day trips to the most beautiful towns in Emilia-Romagna and provides a unique opportunity to admire its glorious countryside while soaking up the region's unique architectural beauty and ancient history.

The villa is just a stone's throw away from Castel San Pietro Terme, a popular and renowned thermal spa resort. Although the Castel San Pietro spa was founded in 1870, the healing power of its sodium chloride, bromide and iodide-rich sulfur water was known as far back as 1337. Far from the hustle and bustle of the city and nestled in the lush greenery of 4000-square-meter parkland, the complex is an oasis of peace and harmony, just half an hour drive from Bologna.

The villa is a few kilometers from Dozza, a fairy-tale town with an imposing hillside fortress. Dozza is also famous for the many paintings that adorn the facades of the houses and give the town a distinctive and colorful appearance. The town hosts the Biennial Festival of the Painted Wall, an event during which famous artists from different backgrounds paint artworks on the walls of the houses, turning Dozza into an authentic open-air art gallery.

The villa is also a few kilometers from Bologna, the capital of Emilia-Romagna. The opening of a foodie theme park will further elevate Bologna's reputation as Italy's culinary capital, but the city has plenty more to offer. Piazza Maggiore is surrounded by medieval palaces and home to the church of San Petronio. A passage leads to Piazza del Nettuno, dominated by its monumental 16th-century fountain. The nearby streets, sheltered by porticoes, are perfect for strolling, dining, and a spot of shopping.

In less than one hour by car, you can easily reach the medieval city of Ferrara, listed as a UNESCO heritage site. The center of Ferrara combines buildings from different periods into a perfect amalgam of the medieval with the Renaissance, and so a visit to Ferrara is truly a journey into the past. A weekend would be enough time to explore the marvels of the city's art and architecture, but an extra day allows you to venture beyond its walls and get back to nature in the Po Delta.

Property 1605885748 is 29 km from Bologna Guglielmo Marconi Airport, 121 km from Florence Amerigo Vespucci Airport, 177 km from Venice Marco Polo Airport, and 289 km from Milan Malpensa Airport. Castel San Pietro Terme is 9 km from the villa, Dozza is 17 km, Bologna is 23 km, Ferrara is 66 km, Modena is 66 km, Ravenna is 67 km, Reggio Emilia is 95 km, Rimini is 103 km, and Parma is 124 km.

**The Property.** Surrounded by greenery, Property 1605885748 is a three-level stone villa which has been masterfully restored while preserving the atmosphere of a traditional country residence. Beautifully furnished with classic taste and personalized furnishings made by the best Italian artisans, such as the wall decorations and precious curtains, it offers a charming atmosphere. Overlooking the wonderful olive trees on the hills of Varignana, Property 1605885748 can accommodate up to ten guests featuring five double bedrooms with private bathroom.

Surrounded by a lush 3600-sqm private garden, this magnificent property boasts an exceptional infinity pool and a generous poolside area equipped with comfortable sun loungers and parasols offering plenty of shade on hot summer days. Offering a tranquil atmosphere, the poolside area represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation. The outdoor area also features a pergola for al fresco dining. Please notice that the pool is open from May to October.

Flooded with natural light, the villa features a generous living area furnished with comfortable sofas with plenty of seating. Offering a warm atmosphere, the villa also features a fully-equipped kitchen with all the amenities you might need during your stay, a dining room, a study and a playroom complete with PlayStation. Beautifully furnished with classic taste and furnishings made by the best Italian artisans, such as the wall decorations and precious curtains, the villa offers a charming atmosphere.

Upstairs, five elegant double rooms complete with private bathroom invite guests to have a relaxing time. Each room boasts a comfortable king-size bed (which can be converted into twin beds) and a suggestive view of the surrounding landscape. Two rooms can be connected thus ensuring the comfort required by families with children. The guests of the villa can enjoy the services of the nearby resort within the property, such as spa and restaurants, at an additional cost.



PHOTOS









