

Property 10709



Number of beds: 10 + 1
Bedrooms: 5

Bathrobes and Slippers
Bathrobe and slippers provided for each guest.

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

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Inclusa nel prezzo.

Hair Dryer In The Bathrooms

Safe
Safe in all bedrooms.

Crib

Minibar and tea or coffee making facilities
Each bedroom is equipped with a minibar stocked with water. A coffee machine is not available in the rooms but can be found in the kitchen.

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 estate's winery is located approximately 1 km away.

The Villa is Less Than 15 km From a Golf Course
The villa is located approximately 11 km from Golf Club Le Fonti.

 Dishwasher

Mattress sizes and bed dimensions
Ground floor:2 double bedrooms, each with a standard bed (200x180 cm).First floor:3 double bedrooms, each with a standard bed (200x180 cm).The double bedrooms cannot be converted into twin rooms.

Bath amenities
Initial supply and refill during the week.

 Parking Space
Private parking on the property for up to 8 cars. Included in the rate.

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

 Heating
Included in the price.

 Heated Pool
The swimming pool opens from mid-April and closes in mid-October. It has a temperature maintenance function, but it is not heated year-round. From October to April (inclusive), the pool cannot be heated.

High Chair

 Housekeeping
Daily housekeeping. Included in the price.

Smart TV

 SPA
The spa is not on the property. Guests have access through a partnership with the estate’s spa.

 Pool Table

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

Villa Emilia is 29 km from Bologna Guglielmo Marconi Airport, 107 km from Rimini Federico Fellini Airport, 124 km from Florence Amerigo Vespucci Airport, and 164 km from Verona Villafranca Airport. The villa is 9 km from Castel San Pietro Terme, 13 km from San Lazzaro di Savena, 17 km from Dozza, 17 km from Medicina, 23 km from Bologna, 29 km from Imola, 44 km from Faenza, 56 km from Brisighella, 66 km from Ravenna, 67 km from Ferrara, 69 km from Modena, and 71 km from Maranello.

FEATURES

- 5 Double Bedrooms + 1 Armchair Bed (in a Bedroom)
- 5 En-Suite Bathrooms + 1 Guest Bathroom
- Swimming Pool
- 2 Fully Equipped Kitchens (One Per Apartment)
- Spacious Living Room (Mediterranean Apartment)
- Dining Area (Mediterranean Apartment)
- Luminous Living Areas (Panoramic Apartment)
- Garden Terrace
- Five-Hectare Private Garden
- Vegetable Garden and Extensive Walking Paths
- Light-Drenched Outdoor Spaces
- Restaurant and Spa Within The Estate





DESCRIPTION

Property 10709 - CASTEL SAN PIETRO TERME

5 Bedrooms

Location and Surrounding Area
Nestled in the charming hills of Castel San Pietro Terme, Property 10709 enjoys a truly idyllic location. Surrounded by lush greenery and overlooking picturesque landscapes, the villa offers a peaceful retreat while remaining within easy reach of the town's centre. Guests can savour the beauty of the rolling hills, dotted with olive groves and vineyards, and enjoy panoramic views at every turn. The position is perfect for those seeking tranquillity, yet also for exploring the cultural delights of the Emilia-Romagna region.

The villa's surroundings are rich in cultural and historical treasures, offering a truly immersive Italian experience. Just a short drive away, guests can explore the enchanting city of Bologna, famous for its medieval architecture, elegant porticoes, and vibrant, world-renowned culinary scene. The city boasts a wealth of museums, galleries, historic landmarks, and charming piazzas, providing a perfect day trip for art, history, and culture enthusiasts.

Nature lovers will be captivated by the breathtaking landscapes of the Emilia-Romagna countryside. Rolling hills, verdant vineyards, and fragrant olive groves surround the area, offering abundant opportunities for leisurely walks, cycling tours, and exquisite wine tasting experiences. The nearby Parco Regionale dei Gessi Bolognesi e Calanchi dell'Abbadessa is ideal for invigorating hikes, discovering the region's unique geology, and enjoying the tranquillity and natural beauty of the outdoors.

For those seeking relaxation, wellness, and rejuvenation, the famous thermal spa town of Castel San Pietro Terme is just minutes away. Guests can enjoy revitalising thermal baths, indulgent spa treatments, and charming local cafés. Additionally, the surrounding picturesque towns of Imola, Dozza, and Brisighella, renowned for their medieval streets, colourful murals, fine art, and exceptional gastronomy, are all easily accessible, making the villa an outstanding base for exploring the richness and diversity of Emilia-Romagna.

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The Property
Graced with impeccably decorated spaces and timeless elegance, Property 10709 blends contemporary comforts with classical style, creating an atmosphere of refined sophistication. Set within the lush garden, a beautiful swimming pool offers an inviting spot for relaxation and outdoor enjoyment. Surrounded by its own botanical garden, the villa offers two beautifully appointed apartments, which together comfortably accommodate up to 10 guests across 5 double bedrooms, plus 1 additional guest on an armchair bed (available in one of the bedrooms).

The estate also boasts a five-hectare private garden, celebrated for its rich biodiversity of plants and flowers. The landscaped grounds feature majestic oak trees and an array of botanical treasures. A charming vegetable garden, extensive walking paths and serene open spaces offer countless opportunities for peaceful strolls and contemplative breaks. Completing the experience, guests can enjoy the convenience of an on-site restaurant and spa, ensuring every stay at Property 10709 is one of comfort and delight.

The exquisitely maintained garden terrace opens onto a large swimming pool, perfectly positioned to overlook the rolling hills surrounding this light-drenched property. Designed with elegant architectural features, the pool area offers inviting spaces for lounging, sunbathing, and engaging in relaxed

conversations carried by the gentle breeze that drifts through the olive groves and vineyards enveloping the estate. Every corner encourages guests to unwind and savour moments of deep tranquillity.

On the ground floor lies the Panoramic Apartment, home to two double bedrooms, each with its own marble-lined bathroom with a bathtub, as well as living areas and a modern kitchen with direct access to the garden. In one of these two bedrooms, there is an armchair bed suitable for an additional guest. Ascending the graceful staircase to the Mediterranean Apartment, guests will find a spacious living room, a dining area, and a fully equipped kitchen, along with three additional double bedrooms, each boasting an en-suite bathroom with a shower.

PHOTOS











































































