



#0015000631

## Italien: Reiterhof mit Koppeln & Reitplatz mit ca. 25.000 m<sup>2</sup> nahe Bologna

40069 Zola Predosa



Purchase price: 999.999,00 €  
Living Area: 216,00 m<sup>2</sup>  
Rooms: 4

### YOUR CUSTODIAN



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## DESCRIPTION

Equestrian farm - Highlights of the property:

Riding arena with Otto mats

Furnished, also with historical pieces of furniture (at an extra charge)

Extension possibilities

Attic flat

Horse stalls

Workshop

Dung heap

Covered storage areas

Shelters for agricultural equipment

Equipment park (at extra cost)

Garden with shady trees



## FITTINGS AND PROPERTIES

### PROPERTIES

Category	House: Other
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Construction status	Finished

### AREAS

Living Area	ca. 216 sqm
Usage Area	490,00 sqm
Total Area	706,00 sqm
Base Area	ca. 25.000 sqm

## ENERGY CERTIFICATE

*Under Progress*

## SEGMENTATION

Total Rooms	4
Bathrooms	4
Toilets	3
Bedrooms	2

The house was first renovated in 1865. The roof was renovated in 2019 and technology was also implemented under the roof to secure it in case of earthquakes. According to information from the municipal administration, both the former hayloft and the former granary are to be converted into living space according to the current dedication plan, if in return cellar compartments and garages are built at ground level.

### Property highlights:

**Riding arena with Otto mats:** Your horse deserves the best, and this farm offers a first-class riding arena with Otto mats for optimal conditions and training sessions; lighting and water included.

**Furnished:** The property is furnished, which means you can move in from spring 2024 and enjoy the rural idyll.

**Extension possibilities:** Former storage areas offer the possibility to design living spaces according to your wishes to meet your needs.

**Mansard flat:** The attic has been converted into a cosy mansard flat with its own bathroom, offering your guests relaxing moments after a long day in the saddle.



Horse boxes: Your horses will be accommodated in safe horse stalls so that they feel as comfortable as you do.

Workshop: A workshop is available to maintain and care for your riding yard and also the riding equipment or gear.

Dung heap: A well-organised dung heap facilitates stable maintenance and land management.

Covered storage areas: Covered storage areas for straw and hay ensure that your supplies remain in top condition.

Carports for agricultural implements: Your agricultural implements are safely stored in the carports, always ready for the next task. The implements themselves can also be purchased.

Garden with shady trees: Shady trees and perennials and berry bushes surround the garden, perfect for spending the warm Italian summer days outdoors.

Tools, rider accessories, tractor including superstructures can also be acquired for an extra charge, as well as the co-ownership share in the outbuilding and the attached residential unit with just under 138 m<sup>2</sup> and developed attic (mansard) as well as approx. 17 m<sup>2</sup> cellar.

Do not hesitate and contact us today for more information and to view this special property.

All details we have from the client's side, only limited verification has been done.

## FEATURES

Additional rooms and areas	Storeroom	Special configuration	Surveillance camera
Condition	Good condition	Construction	Massive Construction
Furnished	Fully furnished	Sanitation	Show, Bathtub, Bidet, Bathroom Window
Kitchen	Kitchenette, Pantry	Other	Shared Flat, Garden Usage



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	999.999,00 € incl. VAT
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### TOTAL

Total buy price	999.999,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Costs for contract	Allgemein sollten Sie für die mit dem Kauf verbundenen Kosten 10-15% des Budgets einkalkulieren.
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Property purchase price:

House: 2/3 ownership

Outbuilding: co-ownership with use agreement

Riding arena and paddocks

The costs for tractor, work attachments, tools, various accessories as well as the historical furniture are in addition to the property purchase price.

It is also possible to purchase the third third of the house as well as the second part of the co-ownership of the outbuilding.

If interested, this information will be gladly provided.



## INFRASTRUCTURE AND SURROUNDING

The equestrian farm is located in the immediate vicinity of Palazzo Albergati. The nature reserve around the Palazzo is to be preserved - the peace and seclusion is maintained.

Nevertheless, the infrastructure offers good connections, for example within 15 minutes you can reach the city centre of Bologna on the one hand and the airport on the other.



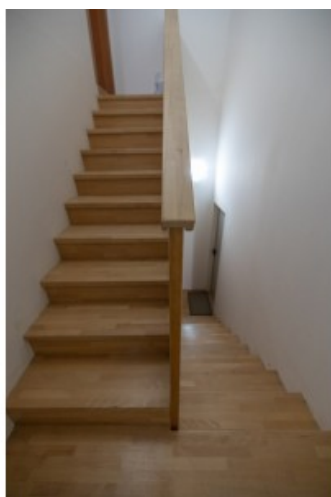
GALLERY















## LINKS AND DOWNLOADS

[More information](#)

[Expose\\_F\\_Bologna-Italie](#)

[Grundriss\\_EG\\_piano TERRA\\_](#)

[Grundriss\\_OG\\_piano PRIMO](#)

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