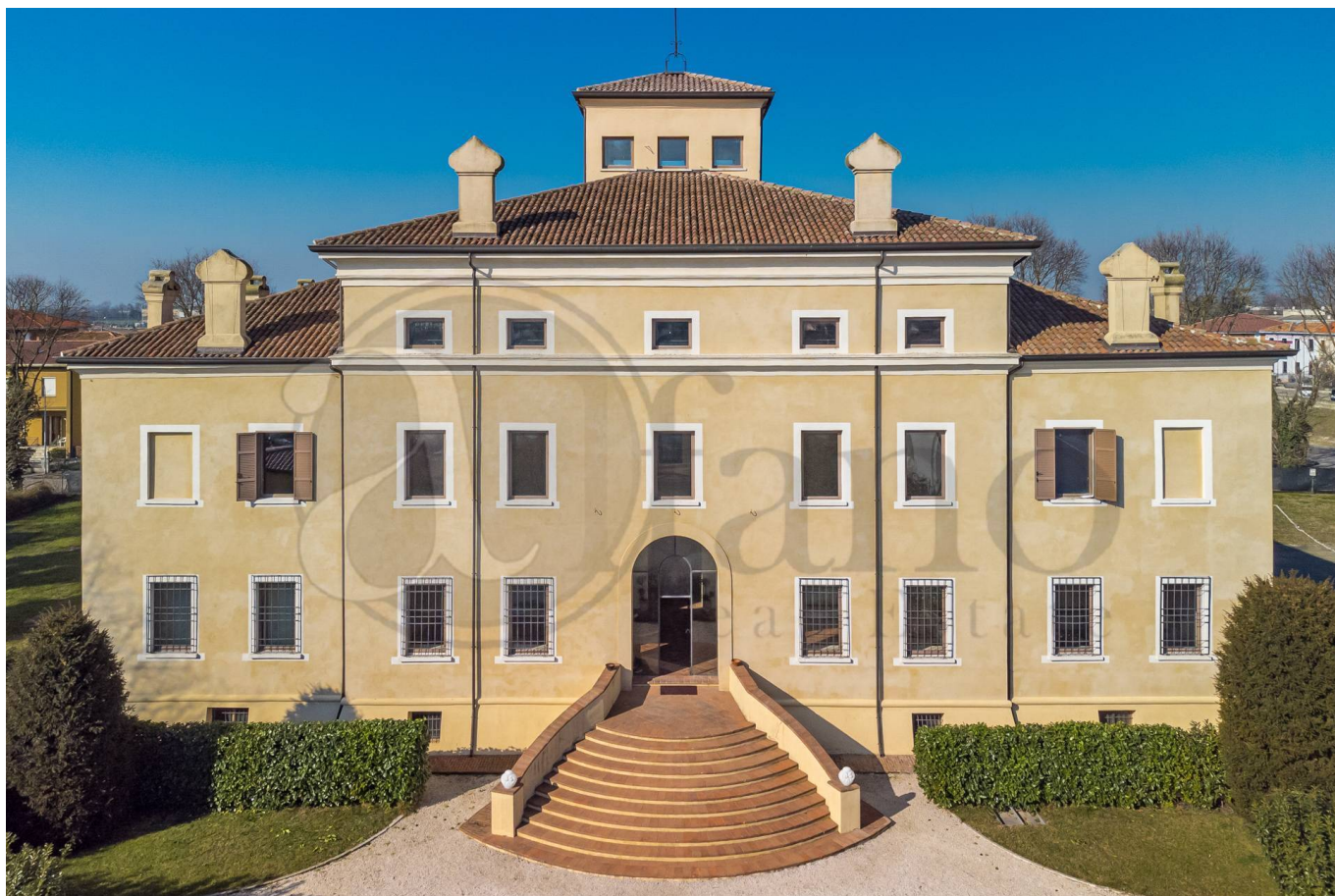


typical historical house Confidential Negotiation Ref. AC99-149-1194



4.700 sq.m | Bathrooms: 7 | Bedrooms: 30 | Rooms: 40

"Villa Canaro"

In the picturesque town of Gonzaga, in the province of Mantua, located in a strategic position equidistant from important cities of art such as Verona, Reggio Emilia, Mantua and Parma, we present a sumptuous historic residence built in 1468 for the Marquises Gonzaga as a residence campaign and representation: VILLA CANARO.

The estate was for many years the place of reception of illustrious guests such as the Emperor Charles V in 1530 and could have passed from the Gonzaga to the Nerli during the 16th century who have been owners of the historic residence since 1609.

At the end of the 1600s the residence was raised, obtaining in the center an airy double-volume hall with a balustrade and a large vestibule later frescoed by Pietro Mazzocchi.

An imposing eighteenth-century masonry arch remains in front of the main entrance.

The property, located in the center of the city of Gonzaga, in a quiet and easily accessible area both by car and by public transport, is not far from the main airports of Verona and Bologna (about 45 minutes by car) and from the A22 motorway exits of Reggiolo and Pegognaga, as well as from the Reggio Emilia high-speed railway line (30 minutes).

The wonderful villa covers an area of about 4800 square meters distributed over 3 levels above ground and a basement level.

Each floor measures about 890 square meters and shows all the beauty through the large spaces with very high ceilings and frescoed walls which, in some rooms, still show the touch of the past centuries.

The ground floor features a sumptuous music hall with frescoes and internal windows, original terracotta floors and a staircase with an internal balcony overlooking the reception area of the villa. The ancient stone staircase is embellished with statues of Venus and ancient handrails that lead to the upper floor where a path of large, bright rooms with stone decorations and frescoed walls begins.

Some floors still maintain the eighteenth-century style of colored cement tiles and geometric patterns that make the environment refined and unique in its kind.

The ground floor offers 15 large rooms, all designed to make moving from one area to another feel very natural.

The first floor consists of 14 rooms overlooking all sides of the house and a view of the surrounding garden.

A geometric wooden staircase facing the main atrium on the ground floor leads to the second floor where we can admire one of the most characteristic rooms of the entire villa, a hall with high ceilings with exposed wooden beams, perfectly restored and in excellent state of conservation with the walls in local stone bricks.

Crossing this large and bright hall, one is totally immersed in the magical atmosphere of past centuries until one reaches the highest part of the villa, the lookout tower, from which one can enjoy a breathtaking view over the whole surrounding valley.

From the highest point of the villa, going down the internal staircase, almost forming a square spiral, you reach the basement which offers a surprising area perfectly preserved by the brick walls where you can see an ancient well visibly well preserved and a series of rooms they run along all the foundations of the villa in a dry and bright environment as it is equipped with large and bright windows.

The villa is surrounded by a garden on all sides and has a large parking area.

The external space allows you to have the right space to keep the home intimate and at the right distance from the neighborhood, being located in a central area.

Each room of the villa offers period details that enrich the spaces, from the worked floors, to the frescoed walls, to the ancient doors up to the statues and fountains in the music hall.

The period residence, in perfect condition, is the ideal location for ceremonies and events.

It adapts perfectly to a representative office for offices, companies and business events.

Currently in use as a location for important events and various ceremonies, it offers multiple possibilities of use given the numerous and large spaces, with the plus of internal parking and the garden.

VILLA CANARO is not just a historic residence, it is a VILLA created to make history and to offer unique and unforgettable moments through a journey through time. The past lives on in the present every time you enter the main entrance.

One of a kind investment.

For further information and/or site visits, call 0776566289 or 3487607909. For english speakers: 00393348094290.

Property Informations

Address: Via Lisiade Pedroni, 9

Zip Code: 46023

Bedrooms: 30

Bathrooms: 7

Rooms: 40

State of Preservation: Restored

Level: Buildings

Total Floor: 3

Lift: Yes

Age Construction: 1468

Garden: Private

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: By Law

Jacuzzi

Shower

Wooden Window Frames

Predisposition for Alarm

Safe-Deposit Box

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

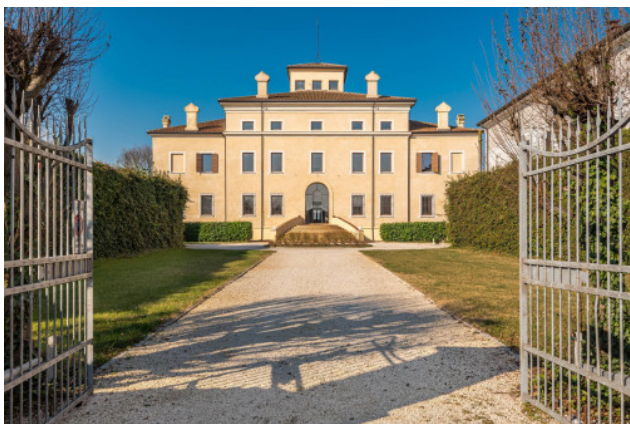
High Schools

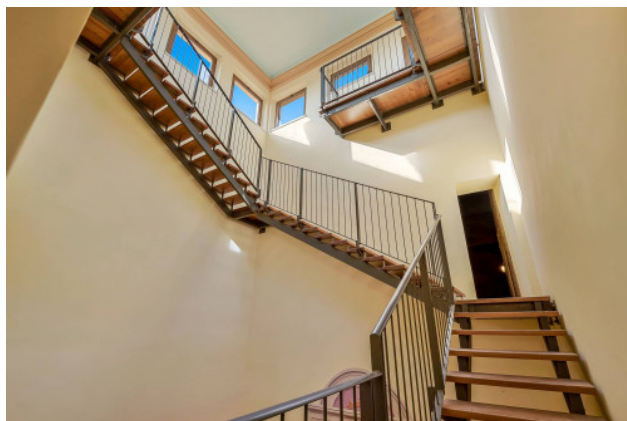
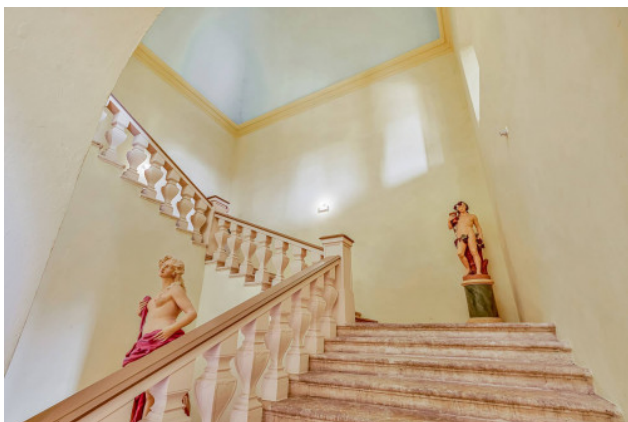
Cafe

Post Offices

Shopping Centers

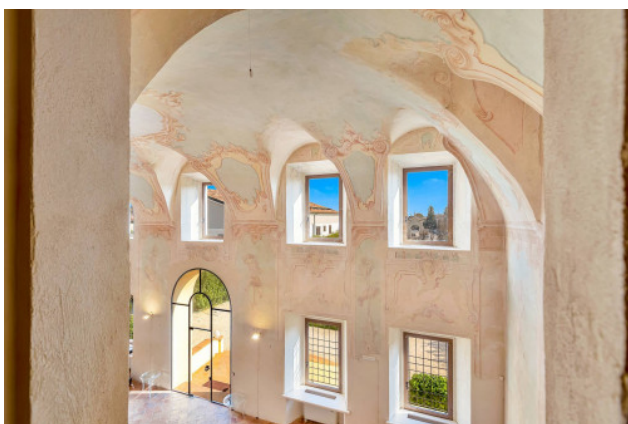
Municipal Offices

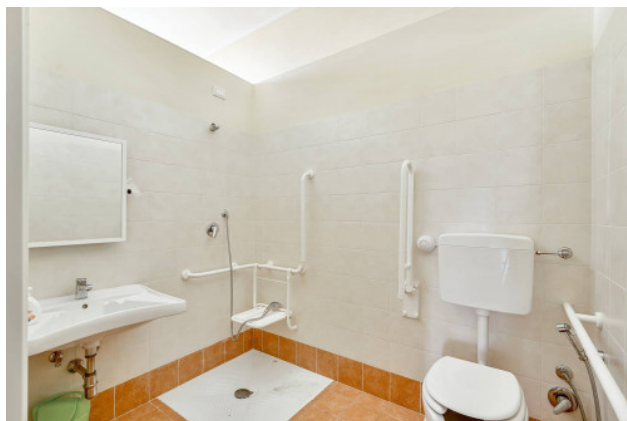


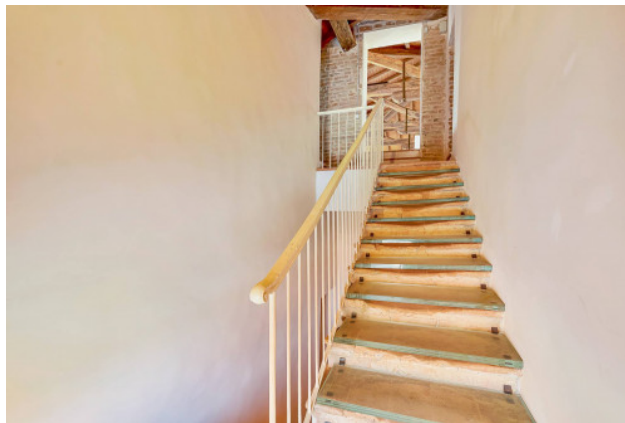


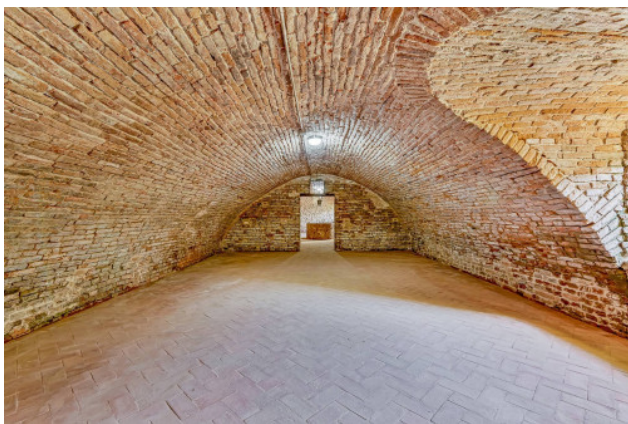












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