



Eden House

AGENCY — BOLOGNA

BOLOGNA ZONA SARAGOZZA — EMILIA-ROMAGNA

THE GARDEN OF SAN LUCA: ARCHITECTURAL ELEGANCE, LARGE VOLUMES AND EXCLUSIVE LOCATION

€ 1.500.000

PRICE

311 m²

SQUARE METRES

10

ROOMS

The Spaces



DESCRIPTION

THE GARDEN OF SAN LUCA: ARCHITECTURAL ELEGANCE, LARGE VOLUMES AND EXCLUSIVE LOCATION

VIA DI SAN LUCA. In a renowned and reserved foothill area, inserted in a high-profile residential context, we propose a charming apartment located within a prestigious mansion. The building is made entirely of special Moroccan unfired earth bricks, appreciated for their extraordinary thermal and acoustic insulation capabilities, capable of ensuring high living comfort in all seasons. The house is developed on two levels for a total area of 311 square meters, enjoys an exposure on four sides that ensures constant brightness throughout the day and gives a striking open view of the city, all enhanced by a private garden with porch, embellished with a scenic fountain and a barbecue area complete with

oven and covered stone sink. On the ground floor, the entrance introduces to a large and airy room, where the living room, finished with a refined and perfectly preserved terracotta tile, represents the centerpiece of the house and dialogues directly with the garden; from this space there is access to a generously sized eat-in kitchen, designed for moments of conviviality and daily life. An elegant passage, conceived as an intimate waiting room, naturally accompanies towards the sleeping area, creating a harmonious continuity between the rooms. A hallway leads to two large double bedrooms and two windowed bathrooms of remarkable elegance, both covered in fine marble, one complete with a modern shower stall and the other equipped with a bathtub dedicated to relaxation. On the same level there is also a third room of ample size, extremely versatile and also suitable for study use, enriched by a French window that provides natural light and a pleasant outdoor view, with the possibility of obtaining a fourth room by closing the living room....

 **311 m²**
AREA

 **10**
ROOMS

 **3**
BATHROOMS

 **€ 1.500.000**

FEATURES



Eden House


CONTACTS

Book a visit

Contact us for more information or to schedule a viewing.

 **PHONE**
00390512846104

 **EMAIL**
ceo@edenhouse.me

 **ADDRESS**
Via Saragozza 112/O, Bologna, Bologna