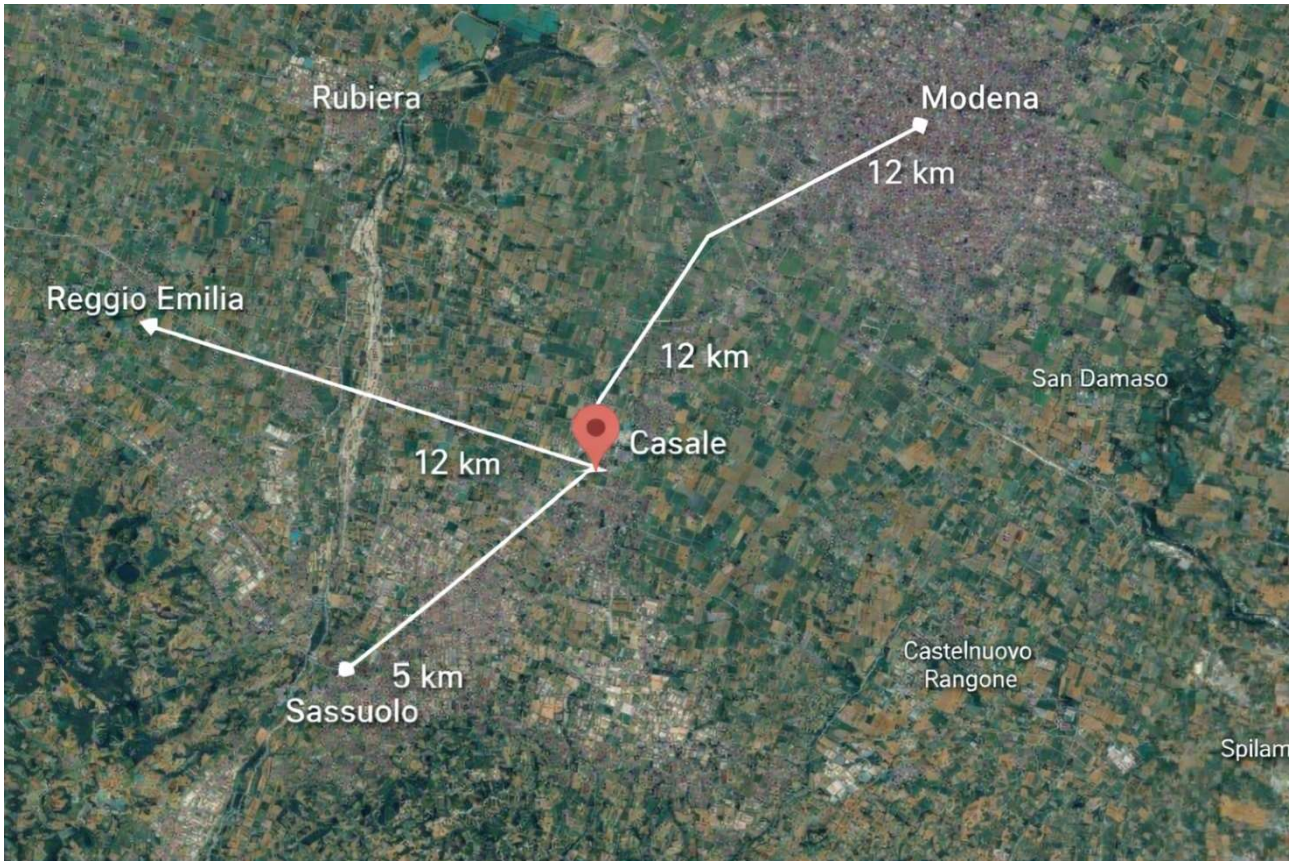


“In the heart of Emilia, surrounded by historic villages and rural landscapes, Il Piccolo Borgo represents a rare balance between architectural authenticity and contemporary development potential.”



Via Circonvallazione Salvaterra,4 - 42013 Casalgrande (RE) Italy

Total surface	453.24 sqm
Land	500 sqm (variable)
Current use	Residential + hospitality structure
Levels	Ground Floor, First Floor, Second Attic Floor, Tower
Location	Casalgrande (RE), strategic position between Modena and Reggio Emilia

Il Piccolo Borgo

A historic property immersed in the heart of Emilia

Il Piccolo Borgo is a rare example of traditional rural Emilian architecture, carefully preserved and now undergoing a valorization project that combines authenticity, contemporary comfort, and high-level hospitality potential. The property is distributed across several levels, each characterized by original elements, generous volumes, and multiple customization opportunities.

Ground Floor – 147.26 sqm

Spacious and well-organized rooms, with preserved original materials and a good overall condition. Development potential: creation of large living areas, professional studios, or hospitality-oriented spaces while maintaining the historic character of the building.

First Floor – 147.26 sqm

A bright and versatile level, ideal for residential or hospitality use. Development potential: creation of charming rooms or suites, small apartments, or common areas dedicated to guest services.

Second Attic Floor – 147.26 sqm

Spaces currently under renovation, with original materials being restored and volumes suitable for high-end projects. Development potential: creation of premium hospitality environments, personalized suites, or operational areas for efficient facility management.

Historic Attic – Open Space with Centuries-Old Wooden Beams

A unique environment featuring ancient wooden beams and the presence of the historic tower. Development potential: exclusive suite, lounge area, reading room, or panoramic representative space.

Historic Tower – 11.46 sqm

A distinctive architectural element currently being restored. Development potential: charming relaxation area, panoramic viewpoint, or small themed suite.

A Rare Opportunity

Il Piccolo Borgo offers a perfect balance of history, atmosphere, and development potential. The property is suitable both as a prestigious private residence for multiple families and as a high-level hospitality structure, thanks to its spatial layout, original features, and strong architectural identity.

Why Choose Il Piccolo Borgo

“A unique property for those seeking a valuable investment, a prestigious residence, or a hospitality project with a strong architectural identity.”

Contacts

“Il Piccolo Borgo” – Casalgrande (RE)

Umberto: tel. +39 379 350 2215

E.mail: uberardi@gmail.com