

Casa Pantani, Valestra

Offers in region of €95,000



End of terrace 3 bedroom house with wonderful views, a large garden, two good-sized outbuildings, a large panoramic terrace and garage on the edge of the pretty village of Valestra, some 40kms from Reggio Emilia and the main Milan- Rome motorway. The property is in need of modernisation and refurbishment but has great potential.

- 2 good-sized reception rooms - one with full length balcony
- Small kitchen with adjacent breakfast room
- 3 double bedrooms
- Family bathroom
- Attic
- Ground floor cantina with WC and shower
- Two good-sized outbuildings - conversion potential
- Large garden with potential for swimming pool
- Garage, huge terrace above with panoramic views
- Electricity, mains drainage, telephone, large gas tank.



Valestra is 90 minutes from Bologna airport and 40 minutes from the A1 motorway. The cities of Parma, Reggio Emilia and Modena are 1 hour's drive away.



The house which has gas central heating and all mains services, sits in approximately 1.48 acres of land and is situated at the end of a small group of three houses in a quiet road above the village of Valestra with wonderful far-reaching views.



Valestra is 6 kms from the town of Carpineti with a good range of shops, banks, bars, trattorias and is 40 minutes drive from Reggio Emilia and the A1 motorway. Bologna airport is 90 minutes drive.

The area is famed for its wine and food as well as its history and is part of the Tuscan Emilian National Park biosphere.

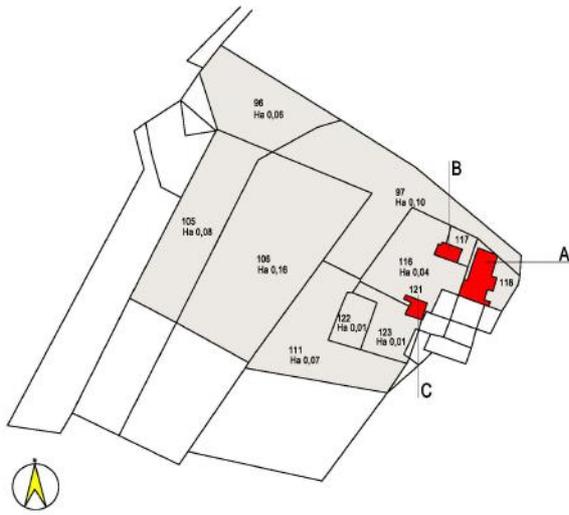
Carpineti has a lively programme of events in the summer months and offers an open-air pool, library, walk in medical centre, a dentist and a 1000 year old castle!

- The accommodation offers enormous potential for creating a cool and comfortable house with potential for a swimming pool in the garden as well as converting the two outbuildings into guest space or possible B&B subject to the necessary permissions.
- There is also the possibility of creating a second vehicular access directly into the rear garden, thus directly accessing the potential guest accommodation, again subject to the necessary permissions.

For more information
contact@lareginaproPERTIES.com

Cassandra Campbell-Kemp
UK/WhatsApp 07763 649028
Italy/WhatsApp +39 3899 166464

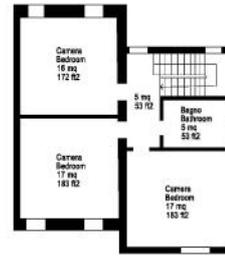
Paolo Bonini (Italian only)
+39 348 409 2061
info@gianpaolobonini.com



ESTRATTO MAPPA CATASTALE
COMUNE CARPINIETI FG 41



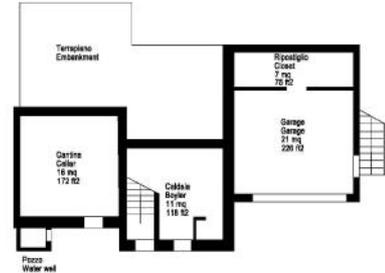
A
ABITAZIONE
PIANO SECONDO
SECOND FLOOR



A
ABITAZIONE
PIANO PRIMO
FIRST FLOOR



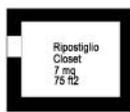
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ABITAZIONE
PIANO TERRA
GROUND FLOOR



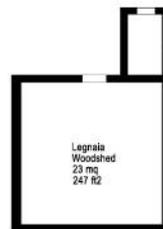
B
ACCESSORIO
PIANO TERRA
GROUND FLOOR



C
ACCESSORIO
PIANO TERRA
GROUND FLOOR



B
ACCESSORIO
PIANO PRIMO
FIRST FLOOR



C
ACCESSORIO
PIANO PRIMO
FIRST FLOOR

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