

# Monte Portola, Pantano

## Offers in the region of €120,000



A detached house with wonderful views, built in the mid 1950's, with spacious accommodation of approximately 103,4 m<sup>2</sup> (1,133 ft<sup>2</sup>), offering 2/3 reception rooms, 2/3 bedrooms, 2 kitchens, bathroom and shower room, together with approx 0.111 hectares (0.274 acre) of land and an external building currently used as a pleasant covered eating/seating area.

- In need of modernisation the property nevertheless offers huge scope for refurbishment.
- The property has central heating, double glazed windows, a feature stone corner fireplace and a small sun-trap semi enclosed balcony overlooking the valley.
- Close to the hamlet of Pantano with its bar, corner shop and excellent trattoria where there is local bus stop to the nearest town of Carpineti and beyond.







Carpineti is 6 kms away and offers an excellent range of shops and services. Reggio Emilia and the main A1 motorway are 45 kms and Bologna airport is 90 minutes drive. The area is part of the UNESCO biosphere of the Emilian Appenines.

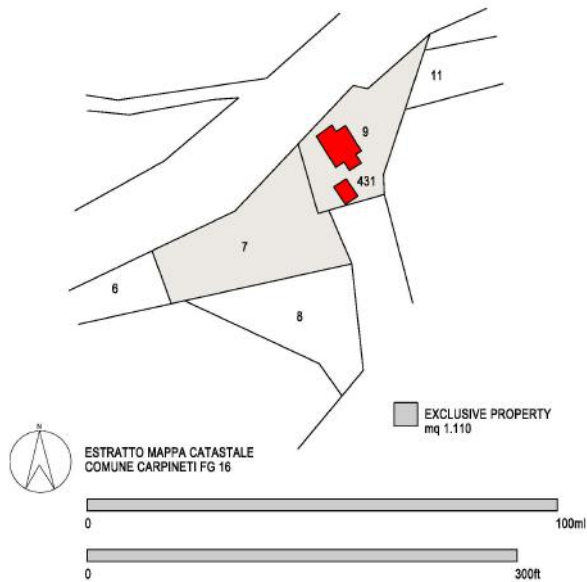


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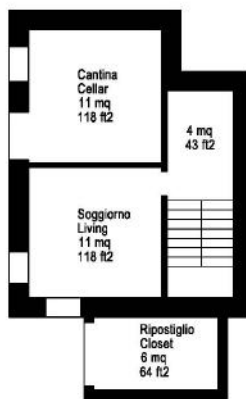
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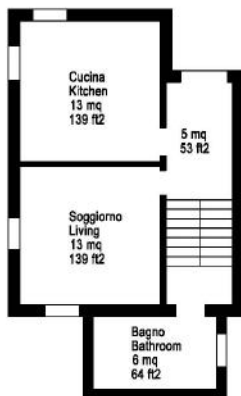
## Site plan

These particulars including the plans have been prepared in good faith but are a general guide only. All areas, measurements, descriptions and photographs should not be relied upon as representations or statements of fact. All potential purchasers shall be deemed to have satisfied themselves as to the accuracy of the particulars and the extent of the property.



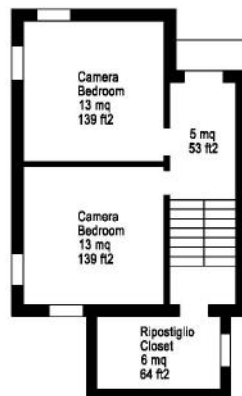
PIANO SEMINTERRATO  
BASEMENT

0 1 2 3m  
0 5 10ft



PIANO TERRA  
GROUND FLOOR

0 1 2 3m  
0 5 10ft



PIANO PRIMO  
FIRST FLOOR

0 1 2 3m  
0 5 10ft

## Floorplans