

# Via San Martino, Pantano

## Offers in the region of €250,000



A modern, spacious and beautifully maintained family house with far-reaching views situated on the edge of the village of Pantano and 4 kms from the town of Carpineti with its wide range of services, banks, supermarkets, swimming pool, post office Doctor's and Dentist surgeries.

- 2 double and one single bedroom
- 2 bathrooms/shower room
- Large living/dining room with panoramic terrace
- Kitchen/dinner with rear terrace
- Separate self-contained ground floor flat (part is currently used as an office)
- Mains services, CH and wood burning stoves
- Double garage
- Separate terrace above garage
- Additional land of approximately 3 acres (1.31 ha)

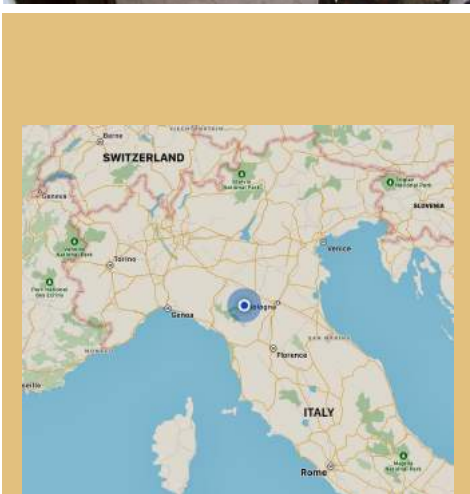
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Pantano is a quiet residential village 40 minutes from Reggio Emilia and the main A1 Milan-Rome motorway. Bologna airport is approximately 90 minutes drive. The village has an excellent bar, small shop and Trattoria.

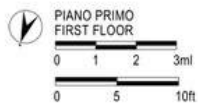
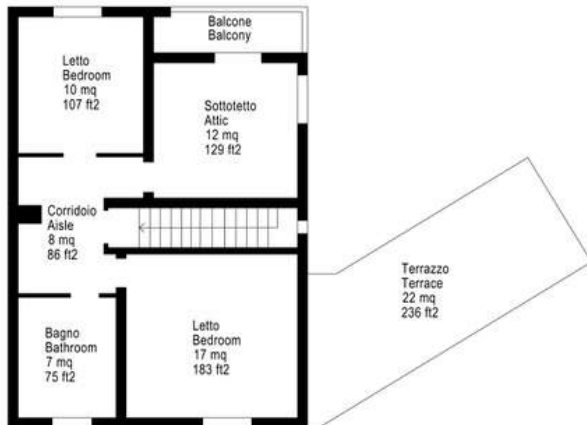
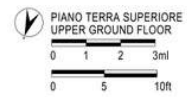
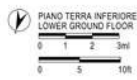
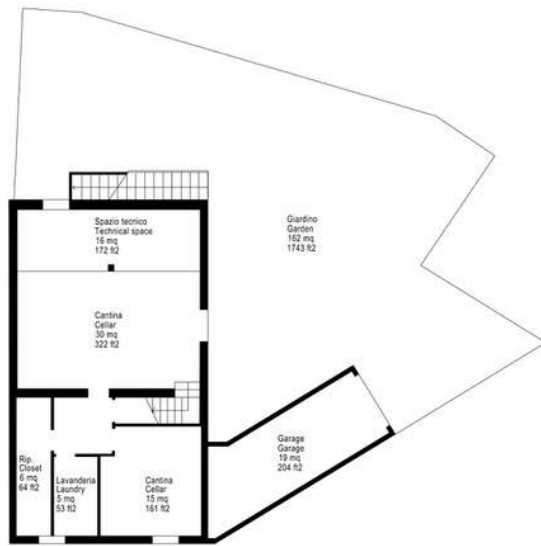


The surrounding area is rich in history and tradition with a 1000 year old castle dominating the town of Carpineti which offers excellent local services including a Doctor's surgery, Dentist, several banks and a wide selection of shops, including three small supermarkets. It is situated in the UNESCO biosphere of the Emilian Appenines, is on a wine and gastronomy route and is in an area known for its sporting activities including trekking, cycling, skiing, rock climbing and mountain biking.

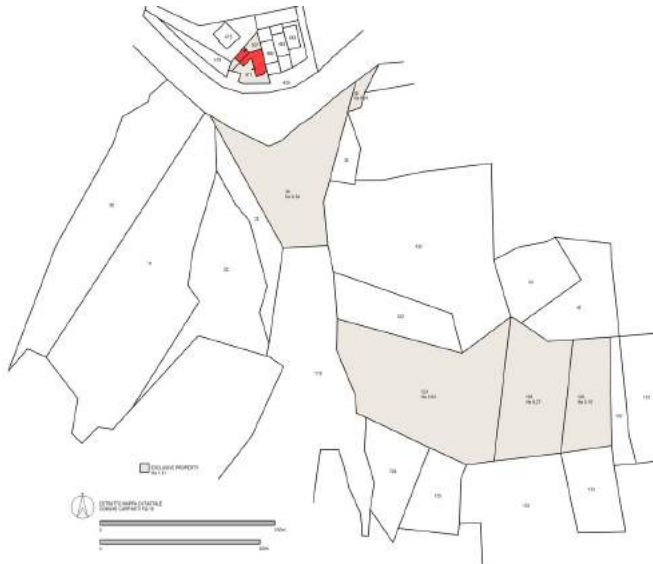


The cities of Parma, Reggio Emilia, Modena and Bologna are all within easy reach, and offer a wealth of cultural, architectural and gastronomic delights. The Northern Tuscan and Ligurian coast is approximately two and a half hours' drive over the Cerreto pass and the home of Ferrari, at Maranello, is an hour away.

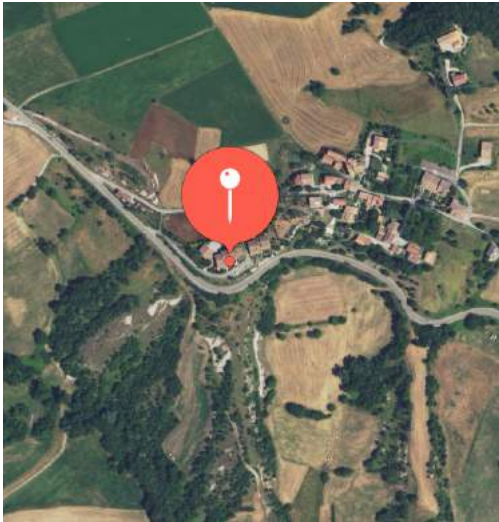
The friendly English-speaking owner and his wife have offered a week of Italian language and a week of Italian cooking lessons to be included in the sale!



Via San Martino, Pantano, Carpineti



The land, which has far-reaching views to the Castle of Carpineti , comprises 1,31 ha ( 3.237 acres) and is separated from the property by Via San Martino, a relatively traffic-free local road (see aerial photograph below). There is potential to put in a swimming pool with terrace, subject to the relative planning permissions.



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.

