

Casa Giovanni, Casteldaldo, Valestra Offers in the region of €290,000



A partially modernised 3 bedroom traditional stone house with large unconverted double-height stables, hay barn and a further detached barn set in land of approximately 29.6 acres, close to the village of Valestra

Offering wonderful views of the Emilian Apennines, and approached by a private gated road, the property offers great potential for a comfortable and secluded house.

This good-sized family house has been partially and imaginatively converted to offer 3 double bedrooms, a single bedroom, two bathroom/shower rooms, a large kitchen, dining room, further large family room with modern galley kitchen and corner study area.

There is a large unconverted double height stables, further hay barn, large garage and a separate two storey barn of 558 ft² with built in wood-fired oven, which with the appropriate permissions could be converted into guest accommodation.

The property, which to the front has far-reaching south-east facing views is set in substantial farmland and woodland, amounting to 11.99 hectares (29.6 acres), some of which is currently let to a local farmer. There is a secondary access via a farm track which connects to Via Sant'Apollinaire in the hamlet of Casteldaldo.

Mains electricity and water are present, gas is stored in an individual tank, there is a cesspit for sewage.



Many of the traditional original features have been preserved, such as the natural stone walls and the “cotto” flooring. The older part of the property is in need of updating but it offers good-sized accommodation on two floors with attic.

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The village of Valestra is 3 kms away and offers a good range of services including an organic bakery, two butchers (one organic), a small convenience store, bar, hairdressers, newsagents, dry cleaner and petrol pumps.

The village dairy, the Latteria Sociale San Pietro produces international award-winning Parmesan cheese.

The larger town of Carpineti is 9 kms away and offers a wide range of shops and services including three small supermarkets, bars, a trattoria, ironmongery, chemist, doctor and dentist surgeries, a library, several banks and an open air swimming pool.

The area is rich in history and tradition with the 10th century castle of Carpineti overlooking the town and surrounding countryside. The main A1 Milan-Rome motorway is 40 minutes' drive away, with Bologna airport only 90 minutes by car.

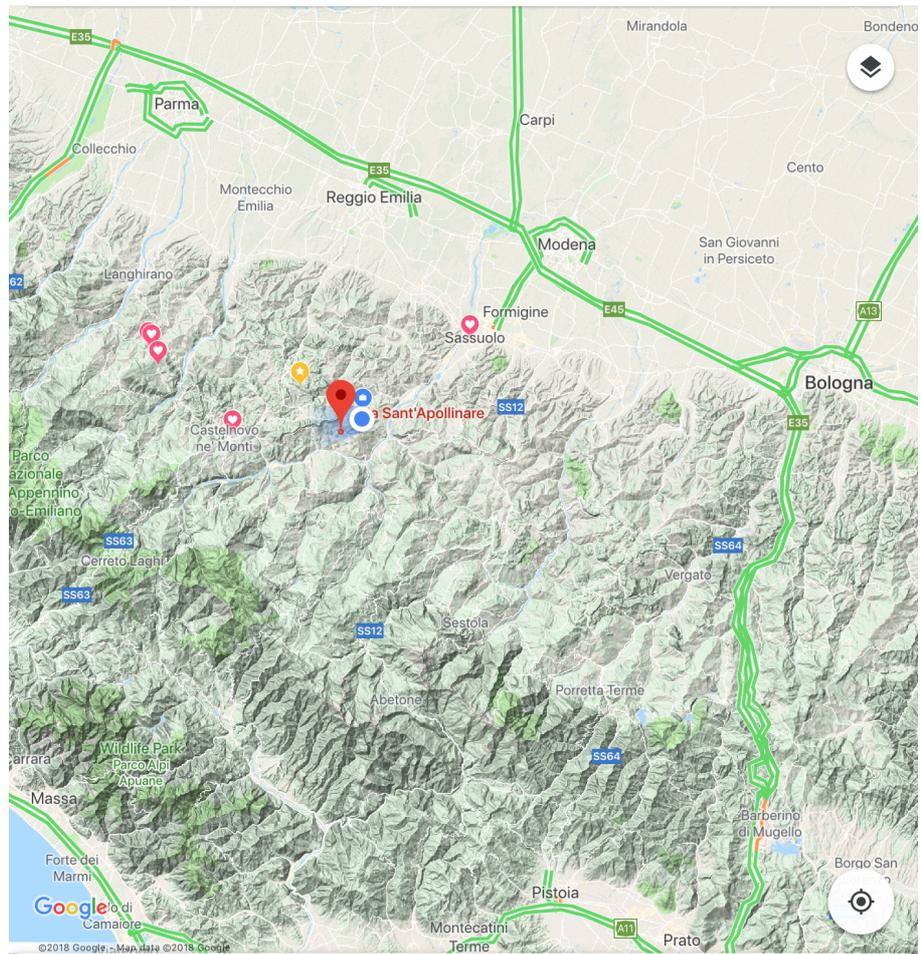
All types of sport are available here with walking, cycling, climbing and rafting available in the summer and skiing in winter in the nearby towns of Febbio and Civago.



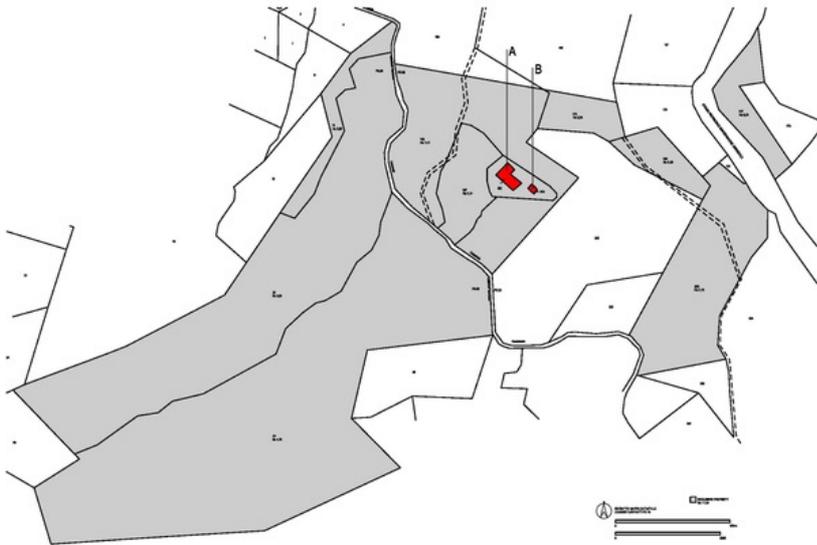
Casteldaldo is just off the S64 local road, between Valestra and the SP19 Castelnuovo ne' Monti to Sassuolo. Valestra is some 3kms away with the main road approximately 8 kms distant.



Via Sant'Apollinare
42033 Carpineti Province of Reggio Emilia Italy



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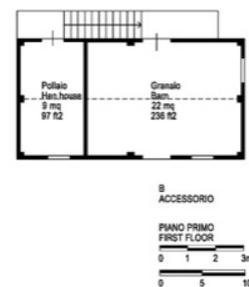
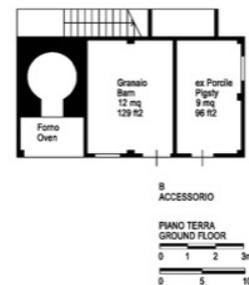


Site plan showing extent of land holdings, approx 11.99 hectares (29.62 acres) but the larger part of the land (to the left) is for sale by separate negotiation.



House plans

Barn plans



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