

# Casa Roberto, Valestra

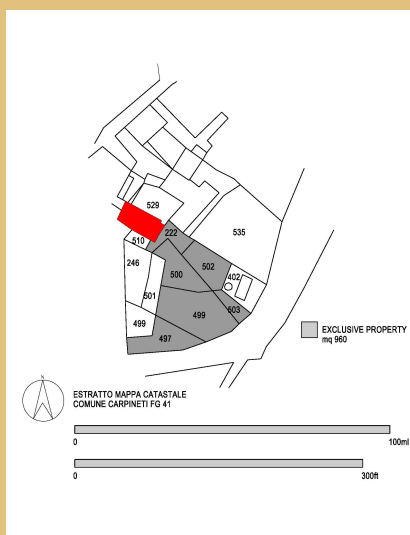
## Offers over €100,000



Recently and beautifully constructed stone built 2 storey village house with potential for conversion into open plan reception room, 2 double bedrooms, kitchen and 2 shower rooms with spacious courtyard in the centre of Valestra, some 50kms from Reggio Emilia and the main A1 Milan-Rome motorway, with Bologna airport 90 minutes by car.

Valestra offers an organic bakery, 2 butchers, small convenience store, 2 hairdressers, newsagent, dry cleaner, bar and petrol station. It also hosts the award winning Parmesan cheese dairy and is 6 kms from the town of Carpineti with its excellent range of shops and services including doctor, dentist, banks, post office, 3 supermarkets, bakery, greengrocer, bars, cafes and an open air swimming pool.

The village is situated at the foot of Monte Valestra and has stunning views to the Appenine mountains.





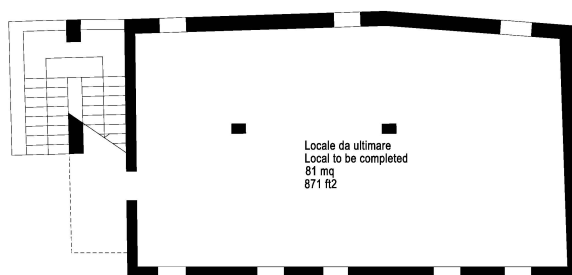
The property is connected to mains services and the natural stone and timber are locally sourced. This property offers great potential as a pied a terre in this lovely part of the Emilian Apennines.

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.

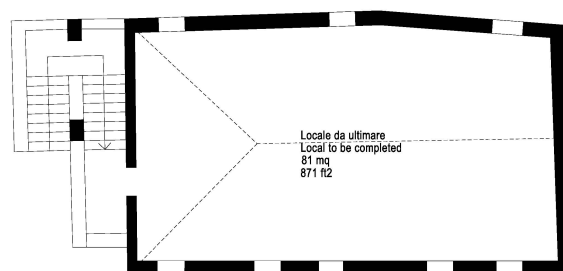
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PIANO TERRA  
GROUND FLOOR  
0 1 2 3m  
0 5 10ft



PIANO PRIMO  
FIRST FLOOR  
0 1 2 3m  
0 5 10ft

Floorplans