

# Fienile, Costa Alta, Valestra

## Offers in the region of €125,000



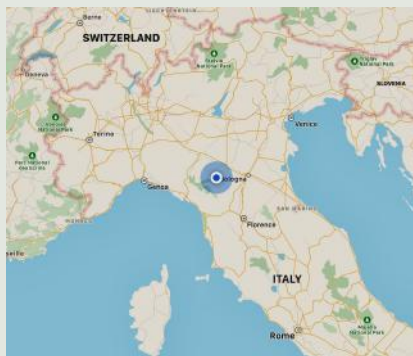
A group of three farm buildings with fabulous panoramic views and an upper floor loggia, close to the village of Valestra, some 40 minutes from Reggio Emilia, the main A1 Milan-Rome motorway and 90 minutes from Bologna airport.

- Huge potential to convert into residential accommodation, subject to obtaining the relevant change of use and planning permissions.
- Stunning former stable with original stalls, beams and roof
- Possible two storey house with two additional outbuildings - could be used for guest accommodation
- Valestra with its shops, bar, hairdresser, newsagent, small convenience store, petrol pumps and international award-winning Parmesan cheese dairy is 5 minutes away.
- Incredible views with possibility of swimming pool - subject to the usual permissions.





Set in the beautiful Emilian Appenines, a UNESCO biosphere, the property is 6 kms from the town of Carpineti with a full range of shops and services. The area is known for its food and wine and is a location for many types of sporting activities including skiing.



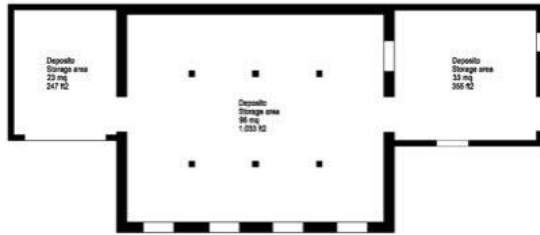
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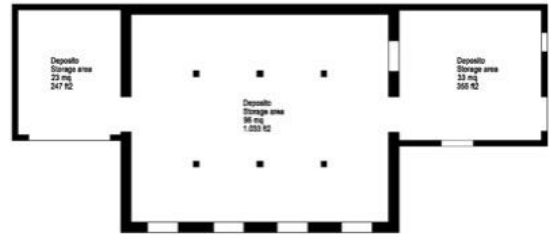
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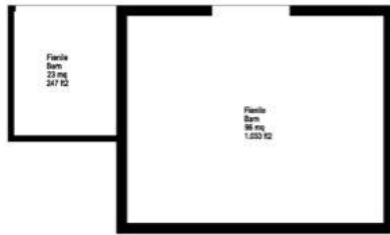
The land comprises 0.291 hectares approximately 0,719 of an acre.



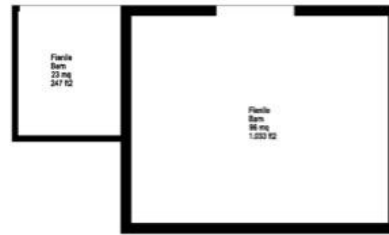
A  
EDIFICIO PRINCIPALE  
PIANO TERRA  
GROUND FLOOR  
0 1 2 3m  
0 3 10ft



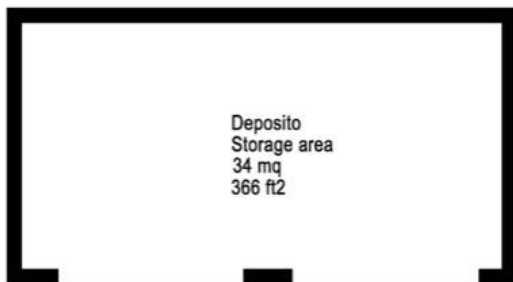
A  
EDIFICIO PRINCIPALE  
PIANO TERRA  
GROUND FLOOR  
0 1 2 3m  
0 3 10ft



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



A  
EDIFICIO PRINCIPALE  
PIANO TERRA  
GROUND FLOOR  
0 1 2 3m  
0 3 10ft



B  
ACCESSORIO

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



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.