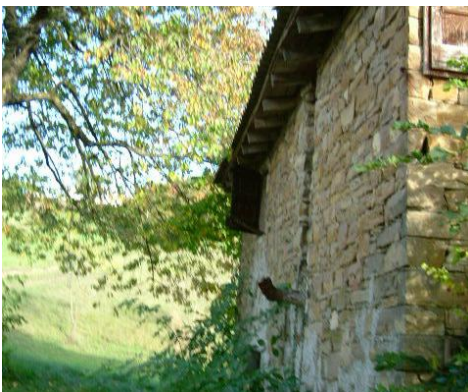


Rustici Lusoli, Costa Alta Offers in the region of €250,000



This is a group of three connected properties, formerly a farmhouse and outbuildings, together with substantial land, totalling some 12 hectares (29.653 acres), situated in a wonderfully panoramic meadow some 8 kms from the SP486R Sassuolo road, 40 minutes from Modena on Italy's main A1 motorway and 90 minutes from Bologna airport in the beautiful yet little-known Emilian Apennines.

- Carpineti with its banks, shops, medical centre, dentist, bars and restaurants is approx 8 kms away.
- Valestra with it's organic baker, butchers, petrol station, hairdresser, local shop, bar and award-winning Parmesan dairy is 4 kms away.
- The property is now in a state of ruin but some of these photos show it as it was in 2004 to give an idea of the size and potential accommodation available.
- It is connected to mains water and electricity and WiFi can be available via the telephone mast nearby.





The properties face south east with incredible far-reaching views. Currently accessed via a short (and bumpy!) farm track, the location is stunning. Originally constructed of local stone, the potential for sensitive refurbishment of the buildings is substantial.

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

For more information
contact@lareginaproperties.com

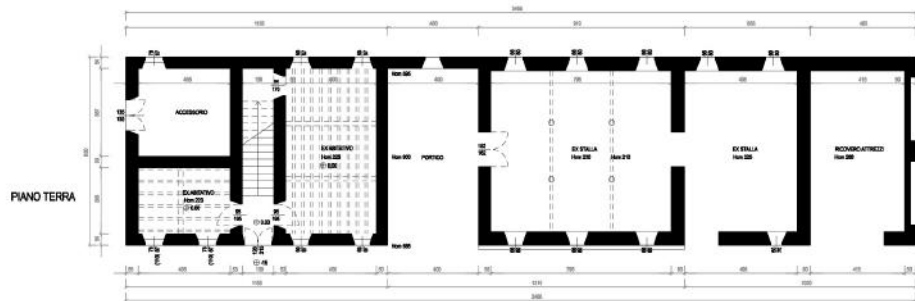
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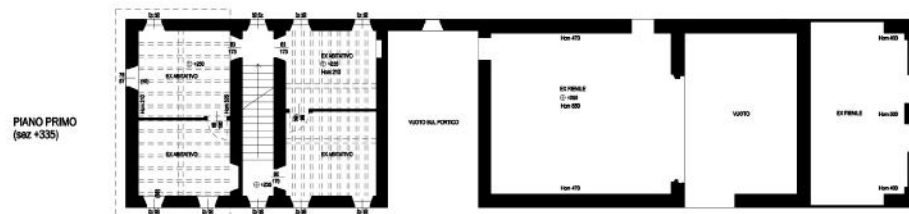


• **PLEASE NOTE** that the main photograph on this page shows the property in 2004 and not as it is today.

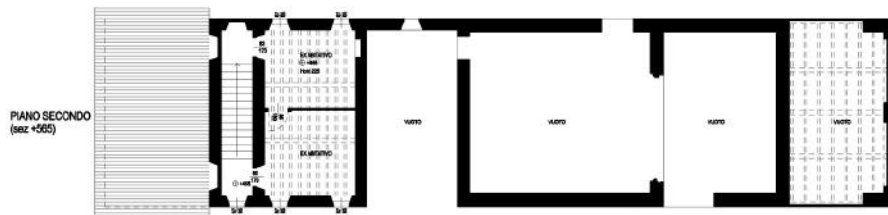
Plans - Lusoli, Costa Alta



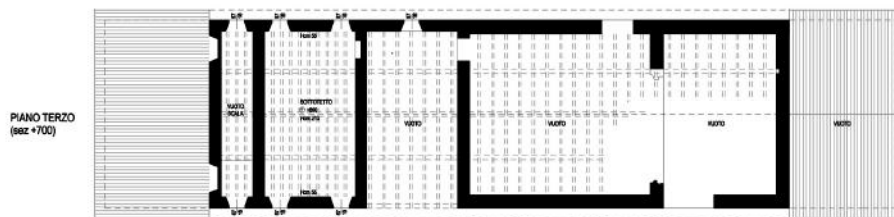
Ground floor



First floor



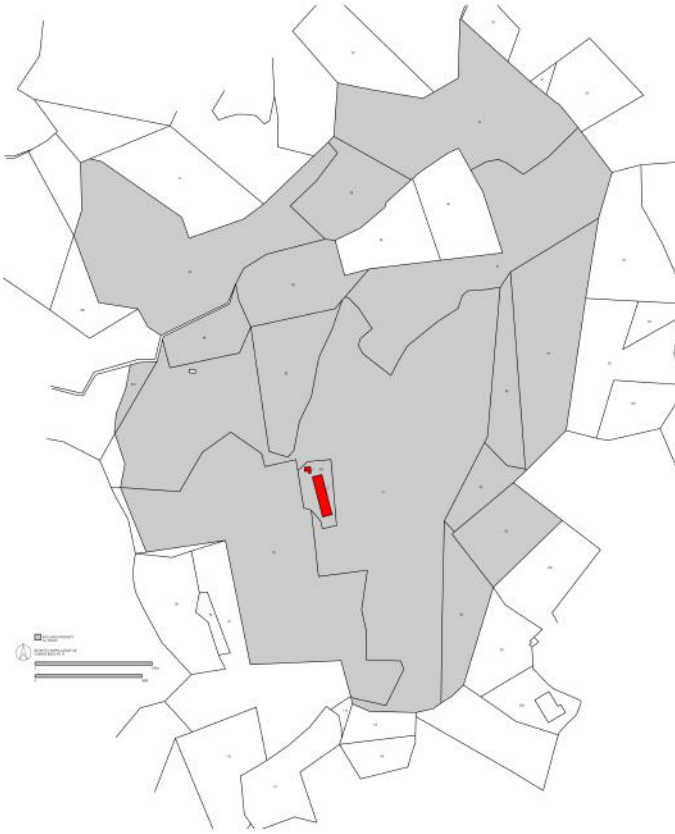
Second floor



Third floor



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The property includes land of 12 Hectares (29.653 acres) which could be let to a local farmer if not required.

