

Casa Tom, Cigarello, Carpineti Offers in the region of €260,000



A pleasant house with great potential and wonderful views set in a delightful garden. Currently set up as two self-contained apartments on ground and first floor, the accommodation comprises:

- 4 bedrooms
- 2 reception rooms
- 2 kitchens
- 2 family bathrooms
- Small terrace
- Large basement workshop and store
- Good-sized mature garden with unusual plants and great views

The property, dating from the 1970's, is in need of modernisation and updating but it would be possible to link the two floors internally (the upper floor is currently accessed by an external wooden staircase) to make a spacious, light and airy home. There is also a large attic which has potential for conversion, subject to the usual permissions.

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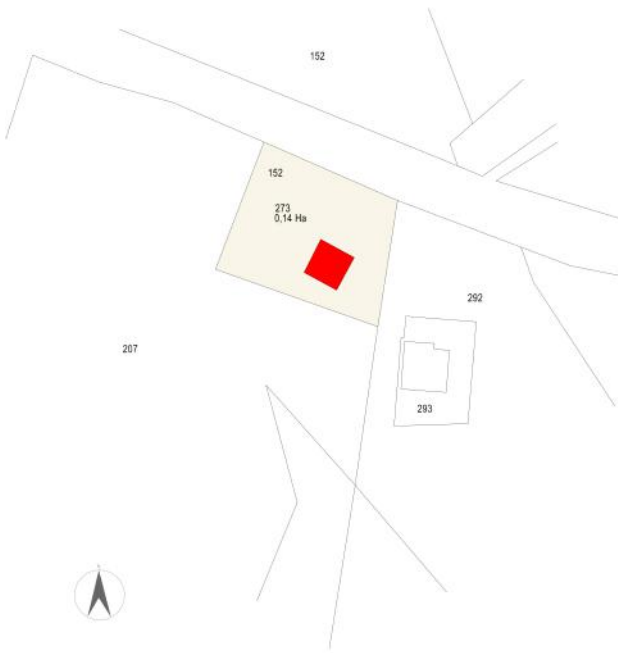
The town of Carpineti is 6 kms away and offers an excellent range of shops and services including doctor's surgery, dentist, chemist, ironmonger, 3 supermarkets, several Banks, post office, library, a seasonal open air swimming pool, and a 10th century castle!



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.

Located between Carpineti and the hamlet of Pantano with its bar, shop and Trattoria, the property is 40 minutes from Reggio Emilia and the A1 motorway, with Bologna airport 90 minutes drive. The area is part of, as the Emilian Appenines national park, a UNESCO biosphere which also offers a wide range of sporting and leisure activities (including skiing) as well as being on a regional wine and gastronomy route.

Site plan



ESTRATTO MAPPA CATASTALE
 COMUNE CARPINETI FG 17
 SCALA 1:2000



Floorplans

