

Casa Giovanni, Casteldaldo, Valestra Offers in the region of €350,000



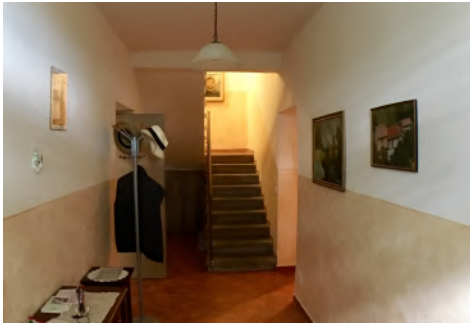
A partially modernised 4 bedroom traditional stone house with large unconverted double-height stables, hay barn and a further detached barn set in land of approximately 8.945 acres, close to the village of Valestra

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 a large family room with modern galley kitchen and corner study area, the older area comprises 3 double bedrooms, a single bedroom, 2 bathroom/shower rooms, a large kitchen and dining room.

There is a large unconverted double height stables with wonderful development potential, a 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 3.62 hectares (8.945 acres) part of which is currently let to a local farmer. There is a secondary access via a farm track which connects to Via Sant'Apollinare in the adjacent hamlet of Casteldaldo.



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

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.

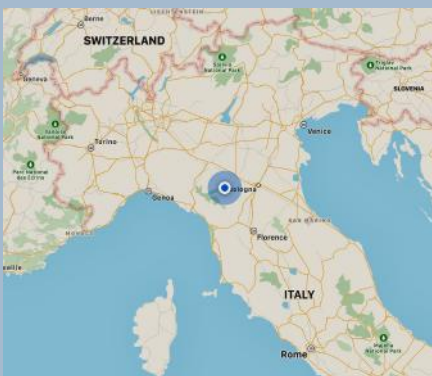
The village dairy, the Latteria Sociale San Pietro produces international award-winning Parmesan cheese.

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.

Many sports are available in the area with walking, cycling, climbing and rafting in the summer and skiing in winter, in the villages of Febbio and Civago, an hour away.

The Emiliane Appenines are part of a UNESCO biosphere and for those interested in Astronomy, the skies are some of the darkest in Europe, in fact a recent star, discovered from the tiny hamlet of Tincana, was recently formally catalogued by NASA!



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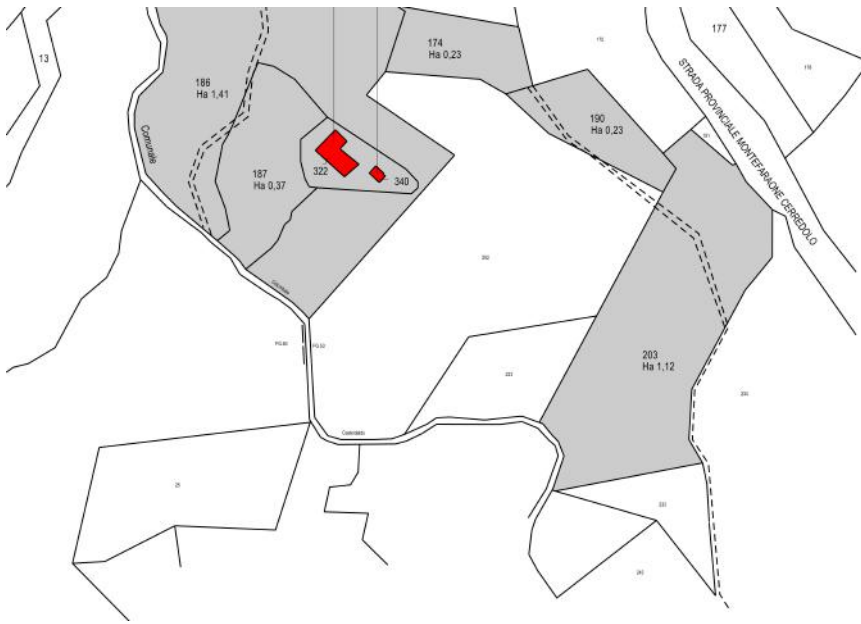


Casteldaldo is situated just off the S64 local road, between Valestra and the SP19 towards Sassuolo, leading to the A1 motorway.



Via Sant'Apollinare
47033 Carninetti Province of Reggio Emilia Italy





Site plan showing extent of land holdings, approx 3.62 hectares (8.945 acres)

House plans



Barn plans



These particulars, including any 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, distances, 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.