

The 3 Professore Houses, Santa Caterina

Offers for all 3 houses in the region of €500,000



A group of 3 houses (two traditional and one built in the 1960's) set in a wonderful position, right under Carpineti castle and with commanding views of the Emilian Appenines.

- **Main house** with fabulous galleried living room/library
- Open fireplace
- 4 bedrooms, 3 bathrooms, kitchen, dining room
- Terrace with south west facing panoramic views
- Covered upper loggia with dining area below
- Solar power, gas CH and electric stairlift
- **Second house** currently used as a library/archive on the top floor, but with great conversion potential and a bread oven!
- **Third house** (modern construction) with good space, ideal for holiday lets or guest accommodation.
- 10 minutes from Carpineti and it's excellent range of services

For more information
contact@lareginaproperties.com

Cassandra Campbell-Kemp
UK/WhatsApp 07763 649028
Italy/WhatsApp +39 389 916 6464

Paolo Bonini (Italian only)
+39 348 406 9021
info@gianpaolobonini.com



This is a group of three houses in a gorgeous setting, overlooked by the 9th century Carpineti castle and with fabulous views. It has been the home of a respected Academic and this is reflected in the amazing galleried living room with extensive library.



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.

The village of Valestra is 5 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 just over the hill with many shops and services including three small supermarkets, bars, a trattoria, ironmongery, chemist, doctor's and dentist surgeries, a library, several banks and an open air swimming pool.

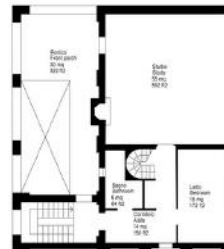
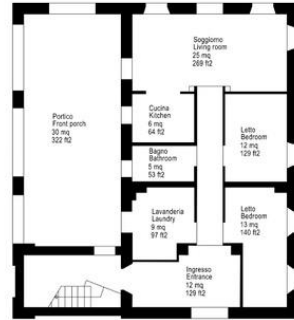
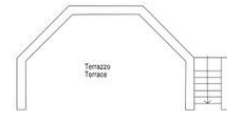
The area is rich in history and tradition with the 10th century castle of Carpineti overlooking the town and surrounding countryside. The main A1 Milan-Rome motorway is 40 minutes' drive, with Bologna airport only 90 minutes by car.

All types of sport are available in the area, with hiking, cycling, mountain biking, climbing and canyoning in the summer and skiing in winter in the nearby villages of Febbio and Civago.

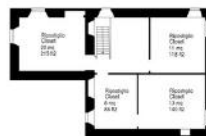
The area is part of a UNESCO biosphere and is situated on a regional wine and gastronomy route.



PIANO TERRA
GROUND FLOOR



PIANO PRIMO
FIRST FLOOR



PIANO SECONDO
SECOND FLOOR

Floorplans for all 3 properties



The three houses are being sold as one lot, for offers in the region of €500,000.

