

# Via Del Borgo 8, Pantano

Offers in the region of €290,000



Dating from the 1500's, this 3-storey stone house has been beautifully and sensitively restored using traditional and, where possible, original materials, to provide a totally modern and energy efficient home.

- land of 1.54 hectares (3.805 acre)
- 2 double bedrooms with ensuite shower rooms
- 3 reception rooms (one with fireplace)
- kitchen space (no units or equipment but all services capped)
- Guest shower room
- Storage room
- Large west-facing terrace
- Internal double garage
- Parking area with substantial wood store
- Traditional wood and stone used throughout
- Feature steel and stone staircase
- Double glazing
- Computerised heating controls





Interno di un locale con pareti di pietra e soffitti a travi di legno



Pantano is only 40 minutes from Reggio Emilia and the main A1 Milan-Rome motorway and the high-speed rail network. Bologna airport is 90 minutes drive and the local town of Carpineti with its full range of shops and services is 8 minutes drive away.

**For more information**  
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The accommodation has been designed to maximise cool and shade in the summer and warmth and coziness in the winter with an open fire in the ground floor sitting room.

The reception rooms are a good size and the kitchen has been left unfinished but with all capped services, thus allowing the purchaser to design it to their own preferences. Both bedrooms are spacious doubles with walk in cupboard space and ensuite shower rooms, with basin, wc and bidet.

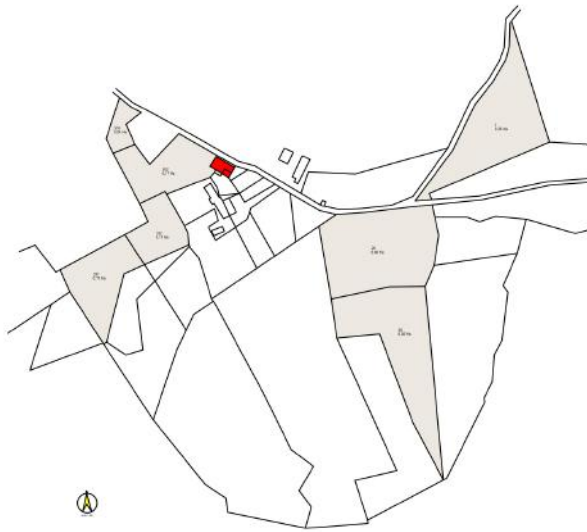
The large west-facing terrace is directly accessed from the upper sitting room and is ideal for outside eating during the summer.

The land which offers spectacular views, extends to approximately 3 acres and there would be ample space for a swimming pool with panoramic terrace and small (30m<sup>2</sup>) pool house - subject to the usual permissions.

This is a lovely house which has been sensitively restored to effectively combine modern and traditional finishes and which offers tranquil space in an area of extraordinary beauty.

There is a friendly bar with well-stocked small shop on the edge of the village, about a mile away and an adjacent Trattoria, which serves excellent food and cocktails!

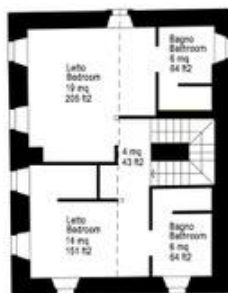
**Site plan (1.54 hectares/3.805 acres)**



PIANO PRIMO  
FIRST FLOOR  
0 1 2 3m  
0 5 10ft



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



PIANO SECONDO  
SECOND FLOOR  
0 1 2 3m  
0 5 10ft



**Floor plans**

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.