

# The Caseificio, Latterie Sociale Valsecchia, Carpineti, Reggio Emilia, Italy

## Offers in the region of €200,000



Surrounded by woods in which are found black truffles and chestnuts and overlooked by the imposing 12th C Carpineti castle, the property is only 4kms from the main SP19 Sassuolo to Castelnovo ne Monti road.

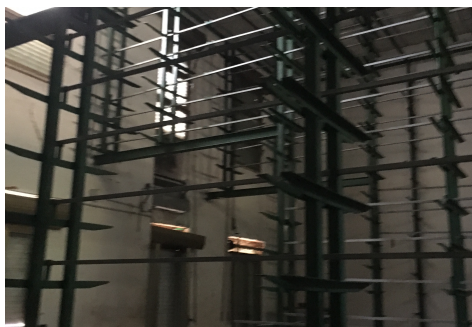
In summer and winter the area is well frequented by cyclists, hikers, skiers and climbers and is on a regional Gastronomy route.

Maecenas #654321

A wonderful former dairy, two self-contained apartments and two outbuildings with panoramic views over the Tuscan Emilian Appenines, located near the historic town of Carpineti in the Province of Reggio Emilia, 40 minutes from Modena (A1 Milan-Rome motorway) and 1 hour from Bologna airport.

The property comprises approx. 1,371 sq.m. net in total and retains the original fixtures and fittings for the artisan production of Parmesan cheese, including the sunken milk boiling vats and the air-drying shelving. With flair and imagination and in line with the Agriturismo planning use, this property could be converted into a stylish restaurant with ample space for kitchen and back-of-house, as well as large, light and airy dining room with stunning views, bar in the old drying room and two self-contained former piggeries (251 and 278 sq.m. respectively) which are ideal for use as self-catering flats holiday flats or B&Bs.

There are also 2 one bedroom flats of 63 sq.m. each in the main building and ample space for car parking opposite.



The properties offer huge redevelopment potential and the location close to Carpineti and within the historic Terra Matildica area ensure a steady stream of visitors year round.

There are several ski resorts within an hour's drive, the imposing rock, the Pietra di Bismantova is one of the training centres for national climbing and alpine rescue, the property is in the heart of the Parmigiano Reggiano (Parmesan) area and there is a rich local tradition of organic farming and production with the local bakers, butchers and dairies all providing high quality produce.

As can be seen from the site plan, the main building is situated to the north of the road, with the two former piggeries to the south and a large tranche of land suitable for ample car parking adjacent.

The local Comune and the Regione are keen to promote the area and would therefore look favourably upon initiatives to restore the Caseificio into a venue for food and accommodation, subject to the existing planning structure and use within the Agriturismo genre.

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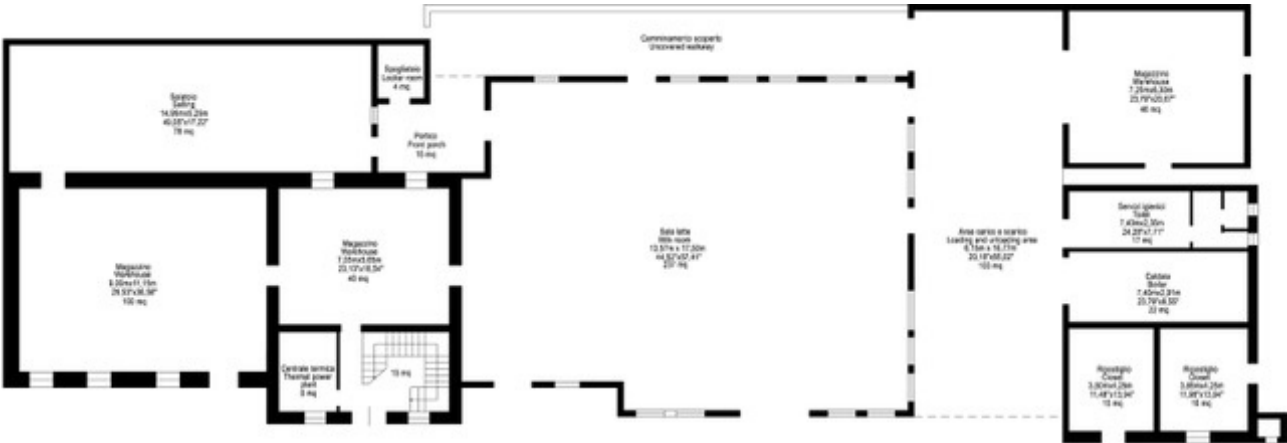


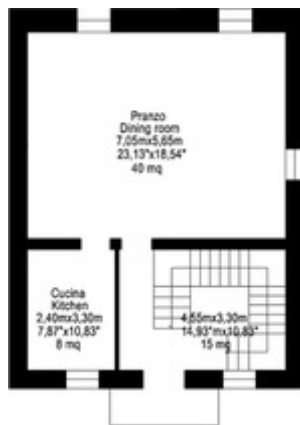
The Caseificio, Latteria Sociale Valsecchia, Santa Caterina, Carpineti, RE, Italy



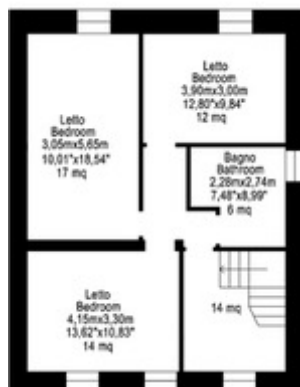
The Main Building

Ground floor plan





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

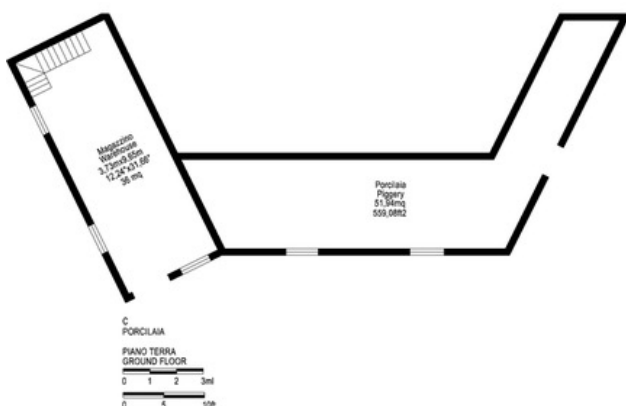
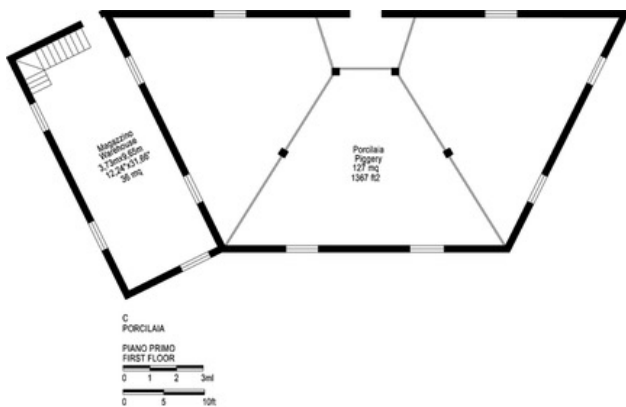


B  
ABITAZIONE CASARO  
PIANO SECONDO  
SECOND FLOOR  
0 1 2 3m  
0 5 10ft



There are two self contained one bedroom apartments within the main building, accessed by the central staircase which have far-reaching panoramic views and can be used for self-catering or bed & breakfast in line with the Agriturismo planning use.





### Le Porcilaie, The Caseificio, Latterie Sociale, Valsecchia, Carpineti, RE, Italy

The two former piggeries, suitable for use as self-catering or B&B accommodation in line with the Agriturismo planning use.