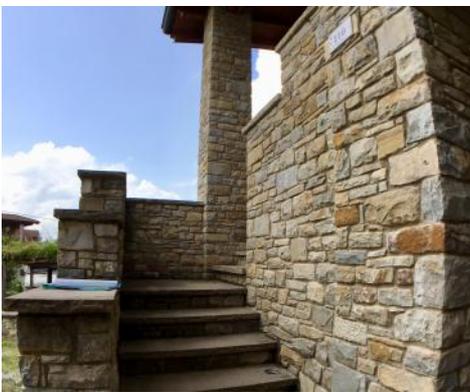


# Casa Roberto, Valestra

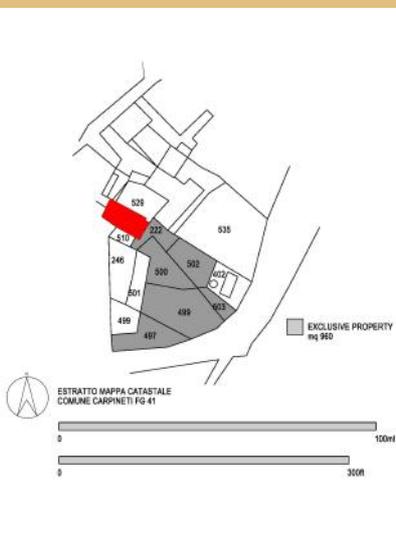
Offers over €100,000



Recently and beautifully constructed 2 storey stone village house with potential for conversion on two floors offering a spacious open plan reception room with kitchen, 2 double bedrooms and 2 shower rooms with large forecourt and parking, in the centre of Valestra, some 40 kms from Reggio Emilia and the main A1 Milan-Rome motorway, with Bologna airport 90 minutes by car.

Valestra is a traditional village with amazing views, 600m above sea level and offers an organic bakery, 2 butchers, small convenience store, 2 hairdressers, newsagent, dry cleaner, bar and petrol station. It also hosts the award winning Parmesan cheese dairy and is 6 kms from the town of Carpineti with its excellent range of shops and services including doctor, dentist, banks, post office, 3 supermarkets, bakery, greengrocer, bars, cafes and an open air swimming pool.

The village is situated at the foot of Monte Valestra and has stunning views to the Appenine mountains and, on a clear day, north to the Alps some 100kms away.





The property is connected to all mains services and the natural stone and timber are locally sourced. This property offers great potential as a pied a terre in this lovely part of the Emilian Apennines. It comes with a substantial amount of forecourt, part of which could be made into a charming courtyard, used for alfresco eating in the summer.

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.

**For more information**  
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