



## Casa Primaore

### Agent Info

Naam: Edward Crompton  
Bedrijfsnaam: Realpoint Property Ltd  
Mistlampen: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: English  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 130,087.87

### Locatie

Aanbevolen Auto Onderdelen: Italy  
Geplaatst: 08-11-2020  
Omschrijving:

A lovely stone house set in the hillside of the Emilian Apennines. The house is a large stone property which has been rendered in white. It includes central heating with radiators in all rooms apart from the kitchen. At present the house is used as a holiday home.

### Ground Floor

The ground floor consists of a spacious living room with a wood burner and large open log fire, two settees (one two and one three seater), TV and stand, coffee table and two wall units. The door opens onto the patio area and sun terrace. Leading off from the room is a long corridor to the staircase and kitchen which consists of cooker, wood stove, double sink and drainer, fridge freezer, table and four chairs.

The dining room has a beautiful solid oak table and chairs. There is a dresser unit with cupboard space and a high chair. Next to the dining room is a double bedroom consisting of double bed, bedside cabinets, wardrobe and shelving unit. There is also another room on the ground floor for storage and private use.

### First Floor



On the first floor there are three spacious bedrooms (two twin and one double) all with wardrobes and drawer space and a large bathroom with overhead shower and fully working washing machine. There is a travel cot on the spacious landing area and a large dresser with ample drawer space. Leading off from the landing is a double garage.

At the back of the house is a log storage area and wood pellet boiler which provides the central heating and hot water. The total floor space is approx 170 m<sup>2</sup> plus gardens to the rear and patio area to the front.

The sale will include all furniture, crockery, bedding etc. (only personal items will be removed).

## Location

On the road to Ligonchio, Primaore is a small friendly hamlet which enjoys the superlative views of the Appenines. On every side one sees a vista that really takes your breath away. The property's location in the National Park (Parco di Giganti) means that Roe deer can be seen at dawn and dusk and the area is a home to many of the wild flowers indigenous to the region. Although off the beaten track,

Primaore is less than half an hour from Villa Minozzo and Castelnuovo Ne Monte (the administrative centre for the area) where there are a choice of shops, bars and restaurants, cafe bars, markets, banks, school, swimming pool and a hospital. Within walking distance of Primaore there is a bar and shop in Cerre Sologno and in the opposite direction Piolo has a bar and small shop. There are lots of places of interest in the area including the world famous Bismantova Plateau; a distinctive flat-topped stone mountain that rises high and dominates the surrounding countryside.

The area boasts many castles and is an ideal setting for those who enjoy walking and cycling. Skiing in Febbio is a short drive away and the larger towns of Modena, Parma, Bologna and Reggio are approx an hour's drive away.

## Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	170 m <sup>2</sup>

## Building details

Aantal verdiepingen:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX4.691.497

