

The Cheese Factory, Carpineti

Offers in the region of €200,000



A wonderful former dairy, two self-contained apartments and two outbuildings with redevelopment potential and panoramic views over the Tuscan-Emilian Apennines. Located just below the historic 9th century castle of Carpineti and just 40 minutes from Modena and the A1 Milan-Rome motorway and 90 minutes from Bologna airport, the area is easily accessible.

The property comprises 1,371 sq.m. net and retains the original fixtures and fittings for the artisan production of Parmesan cheese, including the sunken milk-boiling vats and the shelving for air-drying the cheese.

With flair and imagination - and in line with obtaining Agriturismo planning use - this property could be converted into a stylish restaurant, cookery school or venue for gastronomic events and workshops.

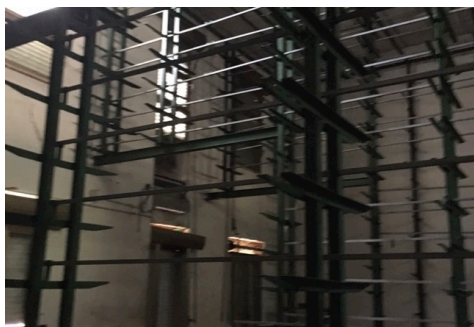
There is ample space for a restaurant with stunning views, a separate bar, panoramic terrace across the road, spacious kitchen and preparation areas, two self contained flats, as well as two additional buildings which could be let as B&B accommodation.

There is a large separate area which could be used for car parking to the front of the dairy.

For further information
contact@lareginaproperties.com

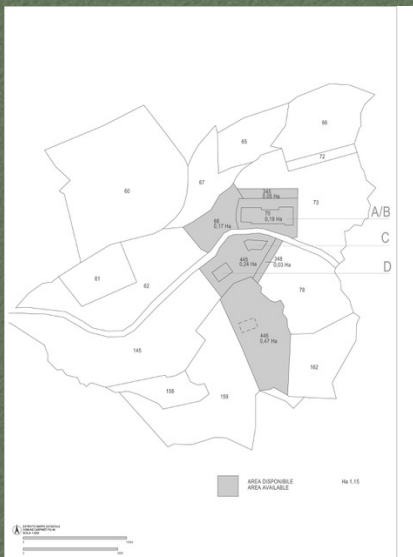
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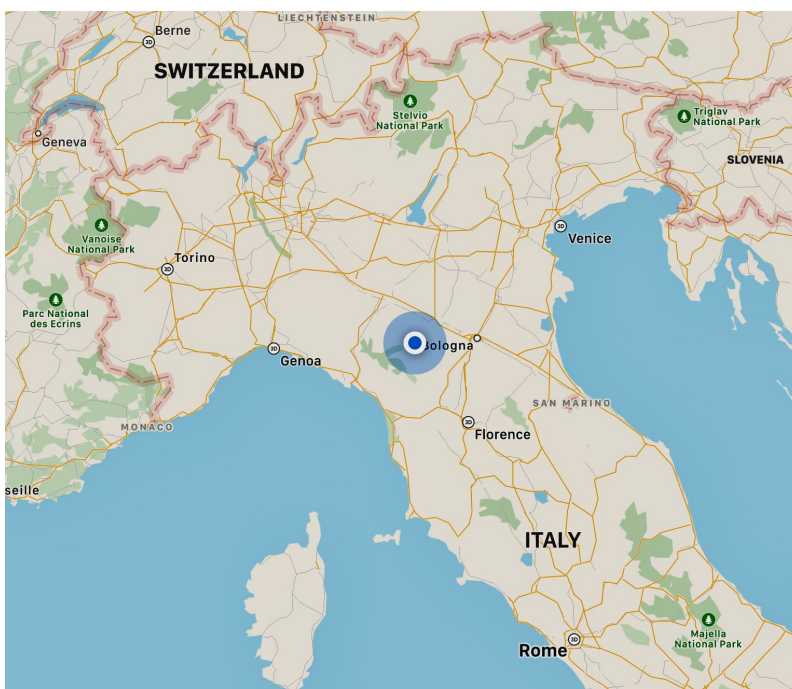


The properties offer great redevelopment potential, subject to the appropriate consents, and are located on a Provincial wine and gastronomy route, within the historic Terra Matildica ensuring a steady stream of visitors year-round.

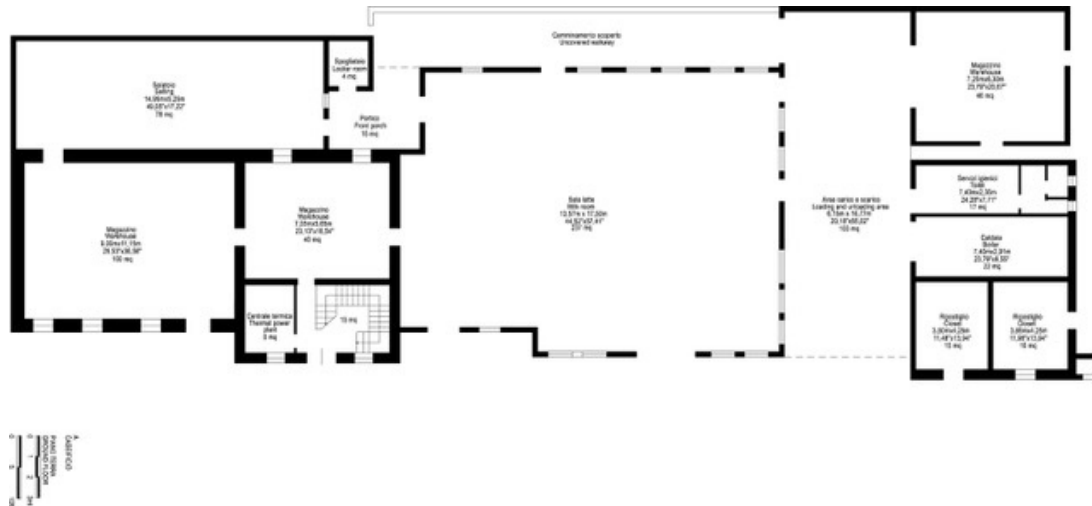
The area is well-known for cycling, hiking, climbing, canyoning and in winter, skiing at the nearby resorts of Civago and Febbio and the property is just 4 miles from the junction of the SP19 road from Sassuolo to La Spezia, via Castelnovo nei Monti.



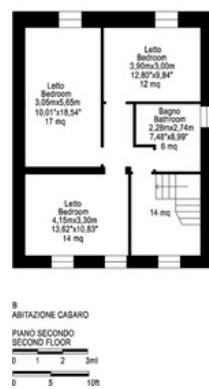
These particulars including the plans have been prepared in good faith but are a general guide only. All areas, measurements, descriptions and photographs should not be relied upon as representations or statements of fact. All potential purchasers shall be deemed to have satisfied themselves as to the accuracy of the particulars and the extent of the property.

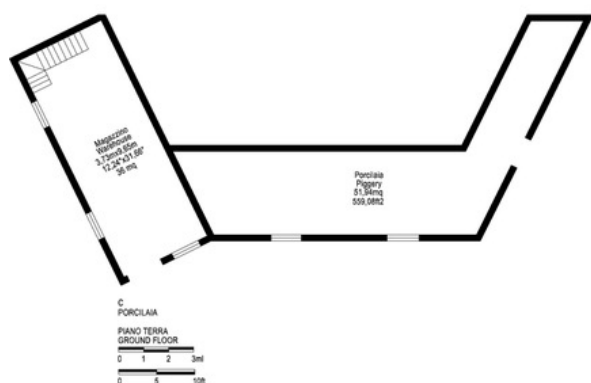
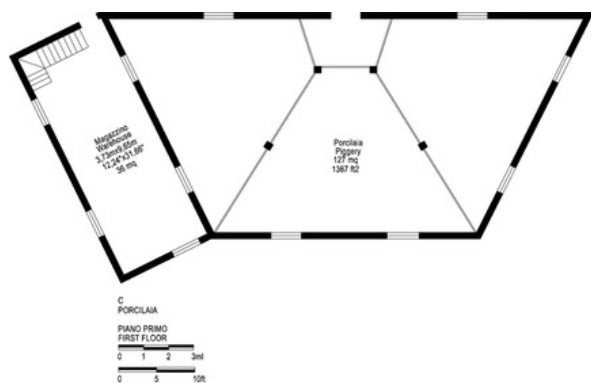


Ground floor of main building



First & Second floor apartments in main building





Piggeries floor plans

