in sale a Calestano
Iano
€ 25.000
Ref. C 581



251 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 5

OLD FARMHOUSE TO BE RECOVERED IN IANO DI CALESTANO
The complex consists of two buildings for residential use with outbuildings, a building used for storage, as well as a relevant courtyard area, largely uncovered and to a lesser extent covered.
A residential unit spread over the ground and first floors (in addition to a technical attic accessible only through a hatch), composed of:
Ground Floor: three cellar rooms (all with external access from the open areas), in particular the one in the central position through a small rectangular courtyard in front;
1st floor (or mezzanine): living-dining room, four bedrooms, a small cellar and a bathroom;
The property includes a cellar and a garage, adjacent to each other and located on the same floor, a barn on the ground floor, and a former stable (ground floor) with a former hayloft above it.

PARMA SUD, there are places that not only demand to be inhabited, but to be reimagined.
In the hamlet of Iano, in the municipality of Calestano, this portion of an ancient rural complex preserves the charm of its ancient architecture and the potential of a project capable of restoring it to a new identity.
The property, located in the westernmost part of the complex and accessible from the Provincial Road to Calestano, comprises a ground-to-roof residential building, accompanied by ancillary spaces and portions of interconnected open courtyard.

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Adding to the property's appeal are the rooms that reflect its original rural vocation: additional cellar rooms, a garage, a barchessa (outbuilding), and a former stable with a former hayloft above. These spaces preserve the memory of the activities of the past and, while respecting urban planning and construction possibilities, could become part of an authentic restoration project.

The surrounding courtyard areas provide a natural connection between the various buildings and help create the intimate and private atmosphere typical of ancient rural settlements.
The entire complex is in very poor structural and maintenance condition and requires major restoration work.
This property is intended for those with vision, sensitivity, and the desire to undertake a significant redevelopment, aware of the commitment a project of this nature requires.
Because the value of a place, sometimes, lies not only in what it is today, but in the possibility of recognizing what it could be again.

An opportunity to breathe new life into a fragment of history in the Calestano landscape.

Property details

Address: Via dell'oratorio	**Bedrooms**: 4
Bathrooms: 1	**Rooms**: 5
State of Preservation: Be Restored	**Level**: Ground Floor
Total Floor: 2	**Heating**: Heating
Age Construction: 1900	

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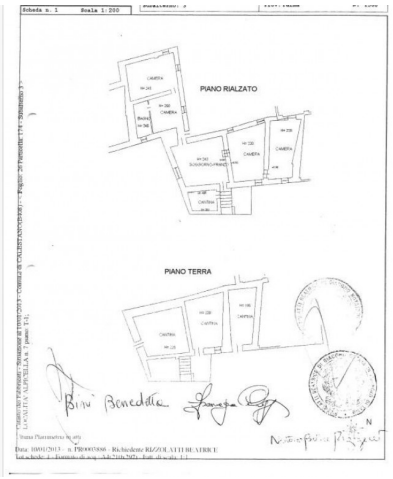

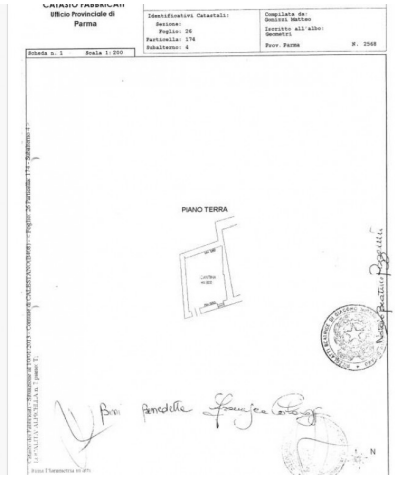

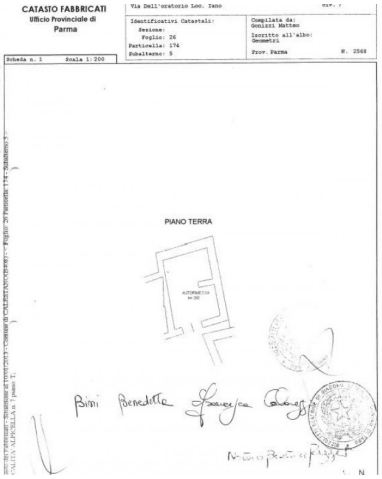

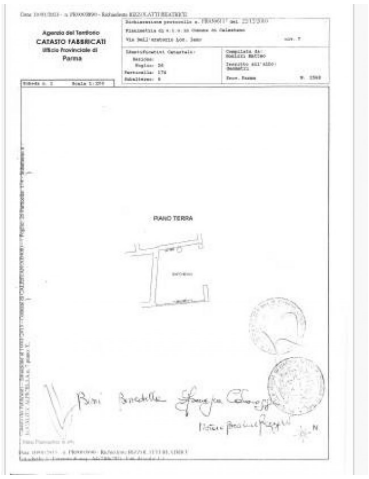

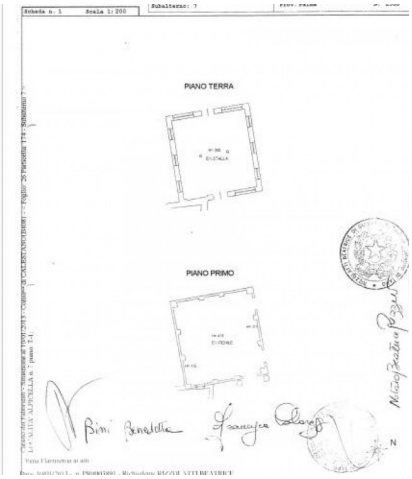

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