

historic residence for sale in Alto Reno Terme

€ 59.000

Ref. AC99-149-1399



600 sq.m. | Bathrooms: 4 | Bedrooms: 12 | Rooms: 20

"The enchanted castle of Case Forlai - the Professor's Castle"

In Alto Reno Terme, in the picturesque Tuscan-Emilian Apennines and more precisely in the Casa Nasci area, we offer for sale a true architectural jewel in a small, quiet and very green hamlet where 29 inhabitants live.

The building is spread over three levels plus a turret with a surface area of approximately 600 m², with a characteristic four-light window from which to enjoy a beautiful panoramic view.

There are 3 floors: ground floor, +1st floor + 2nd floor + another floor in the turret.

The property needs to be completely renovated, offering the opportunity to create a residence or business tailored to your taste and lifestyle.

The location of the residence is strategic, as it offers a quiet and private refuge, despite being well connected to the main cities of Emilia Romagna and Tuscany.

Urban conveniences are easily reachable in a very short time, allowing you to enjoy the tranquility of the countryside without giving up essential services.

Surrounded by greenery, the building is located a short distance from the cities and airports of Bologna, Florence and Pisa (65-100 km).

Reachable by the Porrettana Pistoia-Bologna railway line with stops in Porretta Terme and Ponte della Venturina.

The renowned spas of Porretta Terme are only 16 km away, offering the opportunity to enjoy moments of relaxation and well-being in your free time.

The architecture of the castle is majestic and elegant.

The original plan of the house dates back to the 18th century, as evidenced by a stone slab inserted into a wall and where the owners' great-grandparents and grandparents lived in the 19th century.

The turret however dates back to the 1950s and 1960s.

The building has large spaces and potential, but requires a total restoration in order to be made the most of.

In the 1950s and 1960s a renovation was begun but it remained unfinished. It therefore requires a total restoration that can enhance it.

The systems and fixtures must be installed, guaranteeing the functionality and comfort of the structure.

Its large and multipurpose structure offers various possibilities of use.

The castle could be transformed into a private residence, boutique hotel, multi-purpose center, timeshare, bed & breakfast, clinic or tourist or welfare residence, artistic space and much more.

The options are many and it will be possible to create a tailor-made place to meet your needs and ambitions.

The castle is surrounded by an idyllic landscape that offers breathtaking views of the surrounding mountains.

Lush forests, fir forests and wonderful views are just some of the characteristics that enrich the surrounding area.

Numerous hiking trails invite you to explore the unspoiled nature and enjoy the beauty of the place.

This nature lover's paradise offers a haven of peace and tranquility, far from the stress of modern life.

Living or working in such an evocative environment is a unique opportunity to regenerate and find inspiration.

The building stands at the foot of Monte Cavallo in the center of the Case Forlai - Case Nasci village, which takes its name from the ancient owners, as was customary in those places.

The property also extends to neighboring land and the nearby mountains, for a total of 24,320 m2, with lush woods, chestnut groves, orchards and a large fir forest.

Various hiking routes branch off from the village and can be explored on foot or on horseback (www.wikiloc.it) and some with off-road vehicles

From here you can enjoy a magnificent view of the surrounding mountains, a postcard panorama that will leave you breathless.

This place, a true paradise for nature lovers, offers a refuge of peace and tranquility away from the stress of modern life.

The Enchanted Castle of Case Forlai - Castello della Professoressa represents a rare opportunity to purchase an architectural jewel with large spaces and the possibility of customization.

For information call +39 0776566289 or +39 3348094290.

Certification

Energy Class: G

Features

Code: AC99-149-1399

Reason: Sale

Categoria: historic residence

Address: Località Casa Nasci, 130

Zip Code: 40045

Municipality: Alto Reno Terme

Total Square Meters: 600 sq.m.

Bedrooms: 12

Bathrooms: 4

Rooms: 20

State of Preservation: Be Restored

Level: Buildings

Total Floor: 3

Age Construction: 1700

Balconies: Present

Garden: Private

Kitchen: Regular Kitchen

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Nearby

Gyms

Spa

Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



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