



## listing



### Agenten-Info

Name:	Arrighi Maira
Name der Firma:	IL PUNTO
Firma:	IMMOBILIARE
Land:	Italien
Erfahrung seit:	1999
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere
Telefon:	+39 (340) 334-9897
Sprachen:	English, Italian
Webseite:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 129,000

#### Standort

Adresse:	Molazzana, LUCCA, Italy
Veröffentlicht:	29.11.2023

#### Beschreibung:

**ATTENTION UNDER OFFER :** The property is currently under offer and every visit to the property is **SUSPENDED**.

The property will in any case remain published, as technical investigations and/or appraisals are in progress for mortgage approval, for the conclusion of the contract. So it could be sold or go back on the market.

If you want more details and information about the property, or receive information on similar properties, contact us now. We are acquiring new properties similar to this one or we will find an ideal property for you!

**MOLAZZANA - MONTALTISSIMO - [V0046]** - This charming property of approx 150 sqm is situated in the municipality of Molazzana in the small village of Montaltissimo, a peaceful mountain village situated at 520 mls which offers the tranquillity of times gone by.

The property, a detached house built on 2 levels consists of :



## GROUND FLOOR

- entrance from a private paved patio
- living/dining area with a fire place and French windows that open on to the private back garden.
- Kitchen
- Under the stairs that lead up to the first floor is plenty of room for storage which at present is being used to store wine and as a pantry.

## FIRST FLOOR

- large bathroom with a bath, an emergency bell, radiator and terracotta tiles on the floor.
- 2 bedrooms both with double glazing, mosquito nets, radiators and terracotta floor tiles. The second double bedroom has a built in wardrobe.

The property has been finished extremely well and is ready to live in. The furniture is included in the price.

Outside is a tool shed with a window and 1000sqm of land which is fenced on one side and open on the other and provides room to put in a swimming pool. There is room outside for wood storage. The property offers wonderful views of the countryside and mountains.

Given the excellent condition of the house the property would make a lovely family home as there is a school nearby or holiday accommodation.

Molazzana is a small mountain village at 520 msl and with approx 1,042 inhabitants. The municipality of Molazzana offers various services such as a post office, a bank, schools, restaurants and bars. It is situated in an excellent position between the higher mountain regions and the villages and shops of the foothills. Gallicano is only 10 minutes away by car.

Gallicano is a lively village with all the main services such as banks, school, doctor, chemist, sports facilities and a weekly open market.

Lucca is only 1hr (45km) away by car and offers restaurants, museums, and other interesting attractions such as taking a bike ride on the Roman walls which surround the city.

Pisa airport is only 76 km away (1hr 20) and the beaches of the Versilian coast are 75 km away (1hr 20) (Viareggio, Forte dei Marmi).

PLEASE NOTE: the geolocation, for confidentiality and privacy reasons, indicates the area, but not the exact address.

### **Allgemein**

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	150 m <sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

V0046201

