



## listing



### Στοιχεία μεσίτη

Όνομα:	Arrighi Maira
Όνομα εταιρείας:	IL PUNTO IMMOBILIARE
Χώρα:	Italy
Experience since:	1999
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
Τηλέφωνο:	+39 (340) 334-9897
Languages:	English, Italian
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 380,836.23

### Τοποθεσία

Διεύθυνση:	Barga, LUCCA, Italy
Δημοσιεύθηκε:	07/12/2023

### Περιγραφή:

BARGA [V0301] - This romantic Liberty Villa built around the beginning of the 1900s of approximately 240 sqm is for sale in Castelvecchio Pascoli a nice village closet to Barga.

The villa comprises on the ground floor: an entrance bright hall which leads onto a dining room with a large window overlooking the garden, a bathroom and from the entrance room there is access into the large kitchen with a fire place also has glass door that lead onto a second paved patio area on a different side of the house but which maintains the same privacy as the rest of the external area of the property.

On the first floor: two double bedrooms, a single bedroom and a bathroom with a bath and a shower.

With exclusion of the bathroom this floor has parquet flooring.

At the top of the house there is an attic with wooden beams which offers plenty of storage space whereas in the basement there is more a cellar. The house is equipped with a stair lift for disabled people and can be easily removed if you are not interested.

The Villa has been very well maintained and still has some of the original furniture which can be sold with the house if desired. In the house there is a gas heating system and in addition there are also solar panels. The purchase of this villa not only gives you the opportunity of owning a beautiful house but also



the privilege of owning a piece of Italian history that has survived two world wars while conserving its charm and elegance.

#### Outside

The property also boasts out a small house consisting first floor of an entrance, a bathroom, a kitchen, a living room with fireplace and a double bedroom. Ground floor there are a cellar, a boiler room, a wood oven a storage and a room with shower. It has a garage and a gazebo with closures for the winter, is perfect for entertaining friends and family in the hot weather. The large garden of 2000 sqm approx has fruit trees and is bordered by a high hedge for privacy and there is also space for a swimming pool.

#### Suitability

The property is ideal as a family home and is being used as such at present although it would also make lovely holiday accomodation or B&B.

#### Location

Situated in a quiet place in the small village of Castelvecchio Pascoli about 5 minutes by car from Barga and the train station, the house has a sunny position and a beautiful view. The property is within walking distance of all the important services.

Barga is a lively centre that has all the necessary services such as schools, banks, doctors, a hospital, shops a swimming pool and riding school and lots more. During the summer many events take place which give you the opportunity to taste the delicious local products and enjoy live music. Over the Christmas period and the Epifany other traditional celebrations take place such as 'singing the Befana!'

Lucca is only 45 minutes 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 70 km away (1hr 10) and the beaches of the Versilian coast are about 70 km away (1hr 15) (Viareggio, Forte dei Marmi).

#### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	221 τ.μ
Μέγεθος αυλής:	2000 τ.μ

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0301091

