



## 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
Site:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 348,193.12

### Τοποθεσία

Διεύθυνση:	Pescaglia, LUCCA, Italy
Δημοσιεύθηκε:	23/11/2023

### Περιγραφή:

ATTENTION UNDER OFFER : The property is currently under offer. 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!

### PESCAGLIA - [V0269] - COLLE DEI MUSICALI

Just outside the historic and ancient village of Celle dei Puccini, a few km from Lucca, in a dominated and panoramic position, a typical Tuscan stone farmhouse with outbuilding and large land is for sale.

### LOCATION

The property, located at the beginning of the town, enjoys stupendous views of the valley and the surrounding mountains



The ancient medieval village changed its name from Celle to Celle dei Puccini in the 1970s, in honor of the Italian composer Giacomo Puccini. The musician, considered one of the greatest and most significant opera composers in the musical history of the late 1800s, was in fact very attached to this town where his grandfather Giacomo was born and where he spent many periods of his childhood. Inside the Borgo it is possible to see the composer's house and visit the museum dedicated to him.

## DESCRIPTION

the stone farmhouse with annex has a total area of about 310 sq m, while the land included in the property for sale has an area of about 6500 sq m, partly for garden use and partly for agricultural and woodland use. The property is accessed from a private road with a gate.

The property is on two levels in addition to the basement and is made up as follows:

### GROUND FLOOR:

- large living room,
- living room with fireplace,
- kitchen which leads to a pergola with barbecue,
- dining room
- 2 storage rooms.

### FIRST FLOOR:

- disengagement,
- 2 double bedrooms,
- kitchen with access to an outdoor area ideal for a nice wooden pergola,
- 2 bathrooms
- storage room which can be accessed from the outside.

### BASEMENT:

- disengagement,
- 2 double bedrooms which lead to the large terrace;
- 1 bathroom
- 1 cellar.

### ANNEX:

- entrance,
- large compartment ideal as a studio or art laboratory,
- 1 bathroom with shower.

## INTERIOR FINISHES

The property retains the characteristics of the rustic Tuscan style such as the chestnut wood beams and rafters and the terracotta floors and bricks.

Heating with overhauled LPG boiler.

## DISTANCES

- all the services are located at 8 km / about 10 minutes
- 7 Km / about 10"min from the train station
- 20 Km / about 25"min from Lucca
- 50 Km / about 1 hour from Pisa (international airport)
- 50 Km / about 1 hour from Versilia (Forte dei Marmi)



## WHY BUY THIS PROPERTY?

These three good reasons to buy this property:

- ideal place for a relaxing stay away from the city;
- excellent investment with the possibility of income for tourist rentals;
- place full of history and charm, close to the city of Lucca.

### **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	310 τ.μ
Μέγεθος αυλής:	6500 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: V0269092

