



## 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:        | EUR 270,000 |

### Τοποθεσία

|               |                         |
|---------------|-------------------------|
| Διεύθυνση:    | Gallicano, LUCCA, Italy |
| Δημοσιεύθηκε: | 19/09/2024              |

### Περιγραφή:

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!

GALLICANO - [V0025] - This lovely property of approx 240sqm which at present has been divided into two separate apartments is for sale with approx 5000sqm of land. The ground floor apartment comprises: entrance on the ground floor from an external paved area where there is room to put a table and chairs, a living area which is separated from the entrance by a low wall, a kitchen with fitted furniture that is included in the sale, a double bedroom, a bathroom with shower and storage space. Also on this floor is a



room that could be used as a bedroom with a walk-in wardrobe but that at present is being used as a study. The apartment has radiators that run on GPL, double glazed windows with mosquito nets and shutters of either wood or PVC. On the semi-interred level are three rooms which are used for storage and as a cellar/cantina with fittings for putting in a laundry.

The upstairs apartment is built on one floor and consists of an entrance into a living area with a brand new pellet burning fireplace, a kitchen with French windows that open onto a spacious covered terrace, two double bedrooms and a bath room with a shower. Both apartments have a private water supply which comes from a spring on the land.

The property is surrounded by land which includes thirty olive trees and other plants and offers the peace and tranquillity of the Tuscan countryside while being only a short drive from the nearest services or for those who love to walk, in fifteen minutes you can reach the nearest village on foot. A gravelled area offers plenty of room to park several cars and there is a single garage at the top of the road.

The property would make an ideal holiday home for personal use or to rent although given the position from the nearest village it would also make a lovely family home.

Molazzana is a small mountain village at 474 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 38km (50 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 63 km away (1hr 15) (Viareggio, Forte dei Marmi).

All you have to do now is contact us on the contact form at the top of the page if you would like to receive more information. Better still, give us a call to arrange a viewing at a time that suits you.

## **Κοινά**

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 4        |
| Μπάνια:                       | 2        |
| Τελειωμένα τετραγωνικά πόδια: | 240 τ.μ  |
| Μέγεθος αυλής:                | 5000 τ.μ |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: V0025189



IMLIX

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<https://www.imlix.com/el/>

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