



## listing



### Information de l'agent

Nom:	Arrighi Maira
Nom de compagnie:	IL PUNTO IMMOBILIARE
Pays:	Italie
Expérience since:	1999
Type de service:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
Téléphone:	+39 (340) 334-9897
Languages:	English, Italian
Site web:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 33,000

#### Location

Adresse:	Molazzana, LUCCA, Italy
Soumis:	17/01/2023

#### Description:

SASSI - [V0048] - This interesting detached house is for sale in the village of Sassi, Molazzana. The property of 130 sqm approx consists of: on the ground floor, entrance into a hall/corridor with granite floors which leads onto a utility room. The hall also leads onto a living area with a fireplace and from here a second utility room can be reached. From the living area, a door opens onto a private external area and also from the living area a second corridor leads onto three bedrooms and a small area intended to be a bathroom but which requires installing. From the bathroom area, two double doors open onto a closed veranda which still has the original wooden beams in the ceiling and from here a separate WC can be reached. At the other end of the veranda is a door that opens onto a small triangular balcony. Still on this floor is a kitchen with the original porcelain sink.

In the semi-interred level which can be reached by way of external steps is a small apartment which needs to be restored. The apartment consists of a living/dining area with a fireplace, a kitchen with the original wooden beams in the ceiling, two bedrooms with a double faced dresser in the dividing wall, and a small bathroom.



## Outside

Attached to the property is a shed which was once a shop with a wood oven before the second world war. There is also some external space outside the house and the property is for sale with two small plots of land which are each about 50 sqm, quite close to the house and a private parking space.

## Suitability

The house could become a lovely holiday home or a family home given the location.

## Location

Sassi is a small antique village dating from the year 844 in the municipality of Molazzana at 691 msl. With 166 residents Sassi is a quiet village which offers lovely views of the surrounding mountains, the church of San Frediano which dates from 1820 and a restaurant / bar that serves excellent food.

Only a 5 minutes away by car is the village of Gallicano. 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 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 74 km away (1hr 10) and the beaches of the Versilian coast are 71 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.

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	130 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0048203

