



## 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 120,000

#### Location

Adresse:	Pescaglia, LUCCA, Italy
Soumis:	08/08/2023

#### Description:

PESCAGLIA – [V0250] – In an oasis of peace and relaxation, in the heart of the small medieval village of the municipality of Pescaglia, we offer a typical Tuscan farmhouse, located on the edge of the town, in a dominated position with good exposure and panoramic views.

The farmhouse of about 130 square meters, is also accompanied by land of about 400 square meters. The property is easy to access and has parking spaces on the edge of the property.

The farmhouse is on two levels, plus a semi-basement, where the cellars are located. The farmhouse is immediately habitable and already on the tourist rental market, it consists of:

#### GROUND FLOOR

- entrance, a small stone staircase leads to a large living room
- kitchen with fireplace;
- closet / laundry;

#### FIRST FLOOR



- 2 bedrooms;
- bathroom ;
- disengagement;

## SEMI-UNDERGROUND FLOOR

- 2 cellar rooms;

The property is located in an ancient medieval village (315 m asl), a small town near the pretty village of Celle di Puccini, a place known for the house-museum of the Puccini family, where the musician-composer de La Boheme spent his childhood, and can be reached along the paved road from Diecimo for about 7 km (10 min by car).

The location of the house makes it the perfect solution as a holiday home or family home. Near the village there are typical restaurants and at about 7 km there are all the other main services, including the railway station.

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

## DISTANCES

- Lucca is only 30 minutes (25 Km) away by car and offers restaurants, museums and other interesting attractions such as taking a bike ride on the Roman walls that surround the city.
- Pisa airport is 65 km (1 hour) and the beaches of the Versilia coast (Viareggio, Forte dei Marmi) 60 km (1 hour).

All you need to do now is contact us via the contact form at the top of the page if you wish to receive more information. Better yet, call us to arrange a viewing at the right time for you.

There is the possibility to see the interior in detail in the video

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	100 m <sup>2</sup>
Dimesions du lot:	400 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0250110

