



## listing



### Information de l'agent

Nom:	Arrighi Maira
Nom de compagnie:	IL PUNTO IMMOBILIARE
Pays:	Italie
Experience 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
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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 38,000

#### Location

Adresse:	Gallicano, LUCCA, Italy
Soumis:	10/06/2024

#### Description:

GALLICANO - [V0290] - In the ancient village of Campo (390m asl), in a quiet and panoramic area, we offer for sale a semi-detached stone building of approx. 90 ca with large private land. The property with exclusive entrance, has a beautiful view of the nearby village of Barga and the valley. The house located in quiet village of Campo is on three levels and consists of:

#### GROUND FLOOR

- Entrance from the small private space outside;
- Living room;
- Kitchen;

#### FIRST FLOOR

- Double bedroom;
- Bathroom with shower;
- Corridor;
- Terrace;



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## SECOND FLOOR

- Double bedroom;
- Single bedroom;

The building does not require structural work and is ready to live in. Lpg gas Heating system. The furniture is included in the price.

The property is accompanied by approx 1000 sqm of private land with the possibility of building a swimming pool. Public parking space approximately 200m away.

The location of the house makes it the perfect solution as a holiday home or investment.

About 4 km away there is Gallicano. The municipality of Gallicano offers all the main public and private services such as a post office, a bank, schools, restaurants, bars, shops and others. The property is situated in an excellent position between the higher mountain regions and the villages and shops of the foothills. Gallicano is only 8 minutes away by car.

Lucca is only 1hr (45km) 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 20) and the beaches of the Versilian coast are 63 km away (1hr 20) (Viareggio, Forte dei Marmi).

The peace and tranquility of the Tuscan countryside and the lifestyle of the small village contribute to making this property very attractive and an ideal place to relax.

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.

## DISTANCES:

- Gallicano Km 4
- Castelnuovo Km 4
- Barga Km 8
- Lucca Km 37
- Pisa aeroporto Km 74
- Versilia Km 63

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	90 m <sup>2</sup>
Dimesions du lot:	1000 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0309245V0290



# IMLIX

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