



## listing



### Information de l'agent

Nom:	Arrighi Maira
Nom de compagnie:	IL PUNTO IMMOBILIARE
Pays:	Italie
Expérience since:	1999
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Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 440,000

#### Location

Adresse:	Barga, LUCCA, Italy
Soumis:	18/06/2024

#### Description:

BARGA - [Rif. V0306] – Beautiful property located in Filecchio village, few minutes' drive from Barga. The property consists of a main house plus an out little building and surrounding land of approx. 7300ca. The buildings have been completely renovated in the 2000s, maintaining the original architectural structures. The main house of approx. 240 sqm is immediately habitable and arranged on three levels plus a basement and consists of:

#### GROUND FLOOR:

- Entrance-kitchen open space;
- Dining room;
- Living room;
- Terrace;

#### FIRST FLOOR:

- Double bedroom;
- Disengagement;
- Bathroom;



- Single Bedroom;
- Study;

## SEMI-INTERRED FLOOR

- Laundry;
- Utility room;
- Cellar;
- Closet;
- Bathroom;
- Shower;

## SEMI-INTERRED FLOOR 2

- Cellar room;

The property included a lovely boasts out little building of approx 70 sqm completely renovated and arranged on 2 levels. Ground floor composed of entrance-kitchenette-dining room, double bedroom, bathroom. First floor composed of: entrance-kitchen-dining area, bathroom and double bedroom. The property is located in a hilly position, has excellent exposure and fantastic views of the surrounding mountains. It is located in a very quiet area, but all the main public services are just a 10-minute drive away. The property is surrounded by approx 5000 sqm of flat land with wood oven plus another 2300 sqm of woodland. Possibility of large swimming pool. This is a property that is well suited to carrying out hospitality activities (agritourism - B&B), but also as a main residence or for holiday. Ideal for lovers of tranquility and nature.

The sale includes most of the furnishings. Immediately habitable property and in excellent maintenance conditions.

### Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	310 m <sup>2</sup>
Dimesions du lot:	7300 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: V0307000

