

## House Semi-Detached a Pescaglia

### € 45.000

### Ref. 2054



### 146 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

Sale Semi-detached village house to renovate called "CASA ANSANA" in a small hamlet of the Municipality of Pescaglia, in the Province of Lucca.

It is a small group of peasant houses about 1.5 km from the road at the bottom of the valley that leads to Diecimo/Pescaglia.

The property, built entirely in exposed stone in 1700, is located in a panoramic position, on three floors with a useful surface area of approximately 120 square meters (including the cellars) and free on three sides.

The house is accessed from the adjacent municipal road, and public parking 15 meters away.

In the basement, we have the entrance hall with the stairwell for access to the upper floors as well as two cellar rooms.

On the ground floor, we find the kitchen with fireplace, living room, dining area and exclusive external land of approximately 70 m2.

Going up to the first floor we have a hallway, two bedrooms and a bathroom.

The house needs to be completely renovated including the systems.

One of the main characteristics of the property is that it retains many original Tuscan elements, such as terracotta floors and ceilings with chestnut wood beams.

The property offers an interesting opportunity for those looking for a home in the evocative context of the hills near Lucca, with the possibility of further customizing it according to their needs.

Suitable both as a small main residence or as a second holiday home to relax in a village surrounded by greenery.

Distances: Shops: 6 km - Railway station: 6km - Borgo a Mozzano: 10 km - Castelnuovo di Garfagnana: 38 km - Lucca: 21 km - Pisa (airport): 51 km - Versilia (sea): 35 km - Florence: 88 km - Abetone (ski slopes): 55 km.

Energy Class G - Ep<sub>gl,nren</sub> 278.12 kwh/m2. year.

Commercial surface m2. 146.00 - Useful living area m2. 120.00 including cellars. Land 70 m2.  
Tuscany. Lucca. Fishing. Semi-detached house with land.  
For information contact us on 347/3225117.

## Property Informations

**Zip Code:** 55064

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 5

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Age Construction:** 1700

**Current Status:** Free to the contract

**Garden:** Private, 70 sq.m

**Kitchen:** Regular Kitchen

## Features

Closet

ADSL Coverage

Cellar: 40 □

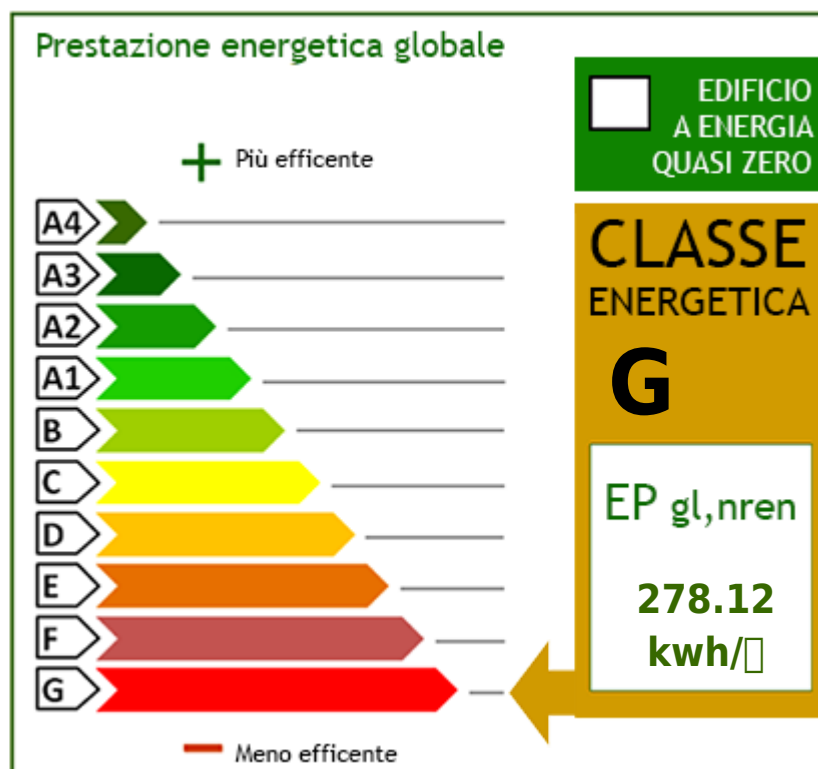
Fireplace

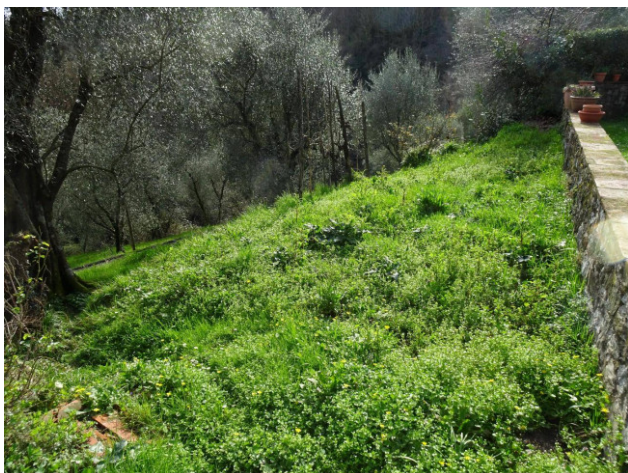
Shower

Wooden Window Frames

## Nearby

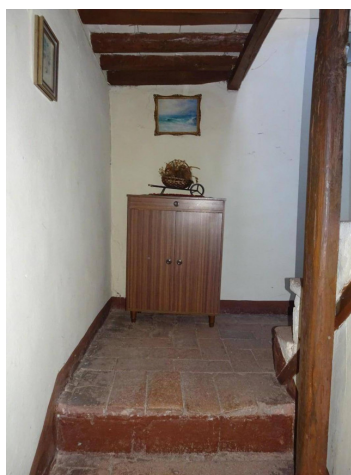
Public Transport





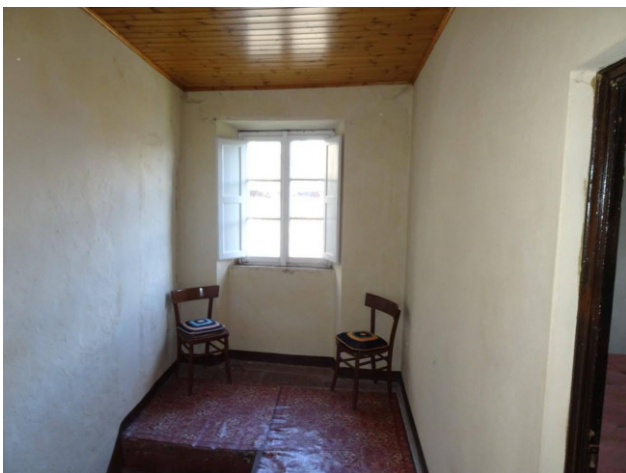
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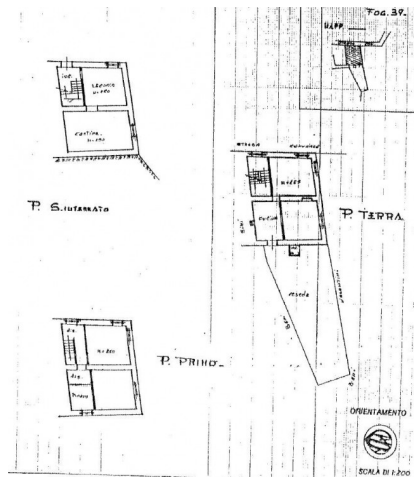
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