

## Townhouse a Borgo a Mozzano Valdottavo € 65.000 Ref. 2080



### 57 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Townhouse for sale in Vald hadt called CASA ORTENSIA with warehouse and garden  
 Immersed in the lively and sunny hamlet of Valdattiva we offer for sale Casa Ortensia, a small townhouse that combines the charm of Tuscan tradition with modern comforts.

Casa Ortensia covers an area of 57 m2. gross and m2. 40 useful rooms, distributed over four levels including the basement.

The house is accessed via a narrow municipal road for about 50 meters. A convenient newly built municipal car park is very close by.

Entering on the ground floor we find the fully equipped kitchen. On the first floor we have a hallway equipped with a sofa bed and bathroom with shower. On the second and last floor we have the room overlooking the small garden.

At the back of the building in the basement we have a cellar in which the regularly verified and checked Ammethane boiler is located. Also on the back we have a small and comfortable building on two floors used as a warehouse in which there is also a water connection.

In front of the property the property boasts a delightful private garden of 270 m2. raised above the municipal road, ideal for relaxing outdoors, having lunch or dinner in the shade of a pergola and enjoying the view of the surrounding hills.

Thanks to the favorable exposure Casa Ortensia is sunny almost all day. Its location in a quiet area but close to all essential services makes this house ideal both as a small main residence for a single/couple and as a holiday home.

Valdottav is a charming hamlet offering a relaxing and welcoming atmosphere with a lively and active community. Surrounded by green hills and flowery fields, this location is perfect for lovers of nature and outdoor activities.

Gross surface area m2. 57. Useful living area sqm. 40.

Shops and more: 0.5 km - Borgo a Mozzano: 7 km - Lucca: 15 km - Pisa (airport): 33 km - Versilia (sea): 47 km - Florence: 87 km - Garfagnana: 32 km - Abetone: 52 km.  
Energy Class G - IPE 482,289 kwh/m<sup>2</sup> per year.  
For further information or to book a visit do not hesitate to contact us on 3473225117.

## Certification

**Energy Class:** G

**EPI:** 482.289 kwh/□

## Property Informations

**Zip Code:** 55023

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

**State of Preservation:** Good

**Level:** Multi-Storey

**Total Floor:** 4

**Current Status:** Free to the contract

**Garden:** Private, 270 sq.m

**Kitchen:** Kitchenette

## Features

Tv Antenna: Autonomous

ADSL Coverage

Cellar

Fastweb Coverage

Shower

## Nearby

Football Fields

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices



**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463