

Rustic a Borgo a Mozzano Valdottavo € 197.000 Ref. 2083



220 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

CASALE DEL BALLARI for Sale Borgo a Mozzano (LU), Hamlet of Valdottavo.

Hello, I am CASALE DEL BALLARI, a peaceful refuge immersed in the enchanting Tuscan hills, located in the charming hamlet of Valdottavo, in the Municipality of Borgo a Mozzano. I am an authentic jewel in exposed stone, and although I need renovation, my potential is endless.

I am located on the first hill of the relief that divides Valdottavo from the Municipality of Pescaglia, and I have access to my property directly from the municipal road in front. I am surrounded by terraced land of about 3,000 square meters on all sides except the east side because I am flanked by a house already renovated and inhabited.

To get to me, you go up from the field where you can park to the front yard. The Tuscan peasant yard was a fundamental element of life in the countryside. This space represented the center of agricultural and social life for peasant families and land workers. It was an open and often paved area, located in front of the farmhouse, where various activities related to agricultural life took place. It was the place where the products of the land were processed and stored, such as wheat and other cereals, which were beaten, dried and preserved.

And then there's me. Casale del Ballari. I have retained all the original Tuscan features, such as chestnut beams and joists and terracotta bricks, which evoke a bygone era and add an authentic and rustic charm to my property. My usable area is approximately 160 square meters while the commercial area is 220 square meters.

I am composed of the house and other rural annexes. The house is composed of an entrance hall, eat-in kitchen with fireplace, living room, another room used as a warehouse that can be transformed into a home, stairwell, small toilet and cellar, as well as a room used

as a storage room with external access. On the first floor we find a roof terrace, three bedrooms and a hallway. On the back with independent access we find a warehouse on two floors that was used as a stable and barn, as well as access to the attic consisting of two rooms. Versatile spaces ready to be transformed according to your needs. They could become an art workshop, a wine cellar, or simply a place to store the fruits of your vegetable garden and garden. Also included is a shed and porch.

In front of me, on the right side of the farmyard, you will find an ancient wood-fired oven, a precious witness of Tuscan culinary traditions. Imagine yourself preparing bread, pizza or roasts in this corner of history, surrounded by the natural beauty of the hills.

My surrounding land of about 3,000 square meters is a true natural paradise. You can create a lush garden, plant an orchard, or create a vineyard that produces the wine of your dreams. There is plenty of space to build a swimming pool, where you can relax during the hot summer days, or a play area for children.

I am located just 5 minutes walk from the town center, allowing you to enjoy the tranquility of the countryside without giving up the convenience of city services.

Inside, the possibilities are endless. You can keep my rustic style, enhancing my historical details such as exposed wooden beams and terracotta floors, combining them with modern comforts to create a home that perfectly reflects your style and needs.

I am perfect as a first or second home, but my structure and my unique charm also make me ideal as a B&B or farmhouse, offering your guests an authentic and unforgettable experience.

Come and discover me, let yourself be enchanted by my history and my potential. I am CASALE DEL BALLARI, and I am ready to become your refuge of peace and beauty in the heart of the Tuscan hills.

Commercial area 220 sq. m. - Usable area 160 sq. m. - Land 3,000 sq. m.

The building is located in the province of Lucca, in the municipality of Borgo a Mozzano, an hour's drive from all the major tourist centers of Tuscany.

Shops and other: 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 - Epgl,nren 268.35 kwh/mq. year.

Contact us for more information and to arrange a visit at 3473225117.

I look forward to seeing you, ready to tell you my stories and start a new chapter together with you.

Property Informations

Zip Code: 55023

Bedrooms: 3

Bathrooms: 1

Rooms: 7

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 3

Age Construction: 1900

Current Status: Free to the contract

Garden: Private

Kitchen: Regular Kitchen

Features

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Nearby

Football Fields

Playgrounds

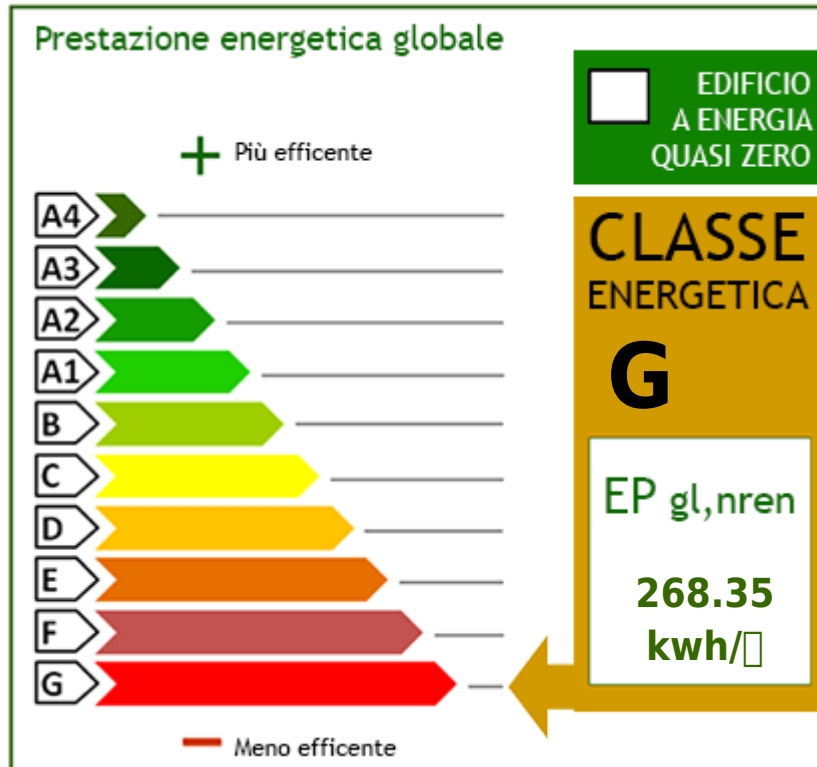
Public Transport

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



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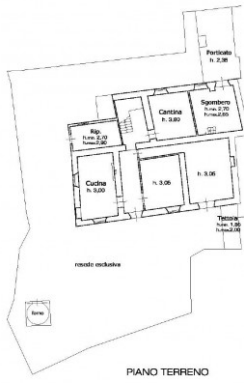
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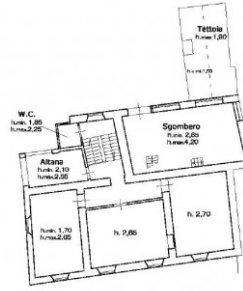


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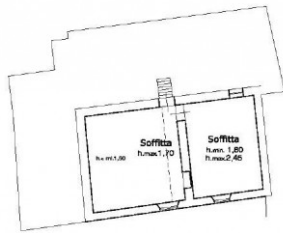
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PIANO TERRENO



PIANO PRIMO



PIANO SECONDO

