

Rustic a Piazza al Serchio Nicciano € 160.000 Ref. 2087



280 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

CASALE DEL FICO Portion of Casale in Nicciano: A Refuge of History and Nature in Garfagnana.

Welcome to the heart of Garfagnana, where the tranquility and beauty of nature blend with the history and warmth of a unique home. They are a welcoming portion of a farmhouse located in Nicciano, a picturesque village that has its origins in 1300 and is located to the left of the Minucciano river and at the base of Mount Tea. I am in Garfagnana, about 600 meters above sea level, immersed in the green and peaceful valleys of the Tuscan Apennines, a stone's throw from Lake Gramolazzo.

Crossing my threshold means entering a new world characterized by calm and nature around me. Even though I have been renovated over the years my ancient stones tell stories of centuries past.

I am potentially divided into two units, although legally they are a single house.

You enter a welcoming living room where on the left we have the stairs to access the sleeping area on the first floor, then we have a living and dining area with fireplace and the kitchenette with access to the side garden. In the rear area we have the service area with a hallway, the bathroom with tub, a pantry area and the cellar/garage.

On the first floor we have a hallway and three bedrooms, two of which are doubles and a small bedroom with closet which are connected to the internal stairs.

Through a door you enter the possible other unit on the first floor. This is also equipped with another independent access from the outside with staircase and small terrace. It consists of a living area with kitchenette, hallway, bathroom with tub and double bedrooms.

I have a commercial area of approximately 280 m2. and a useful surface area of approximately 180 m2.

They are immediately habitable, but if you want to modify or personalize the interiors I am here at your disposal.
 At the back of the house I have a comfortable warehouse of approximately 25 m2.
 From my 3100 m2 garden. with its centuries-old trees and fragrant flowers, you can enjoy a breathtaking view of the surrounding mountains and the lush greenery of the valley. They are the perfect place for those who want to relax away from the noise of the city, immersed in an oasis of peace and serenity.
 If you are looking for a home that speaks to the heart, that welcomes you warmly and offers you a deep connection with nature, I am here waiting for you. Garfagnana is a land of wonders, and I am your refuge in this enchanted land.
 Come and discover me and be fascinated by my timeless spirit. I'm waiting for you for a visit that could turn into an eternal love story.
 It is located in the Province of Lucca, in the municipality of Piazza al Serchio, in the Garfagnana valley.
 Public transport in the village. Distances: Lucca: 64 km - Pisa (airport): 98 km - La Spezia (sea): 56 km - Florence: 133 km - Careggine (ski slopes): 23 km.
 Energy Class G - EPgl, nren 328.58 kwh/m2. year.
 For information contact us on 347/3225117.

Property Informations

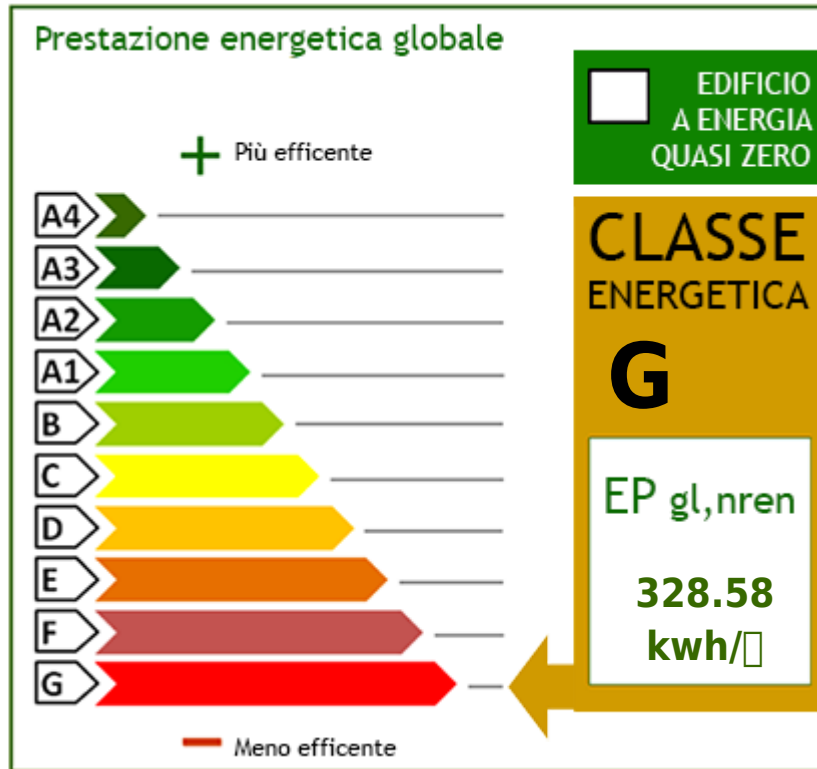
Zip Code: 55035	Bedrooms: 4
Bathrooms: 2	Rooms: 8
State of Preservation: Restored	Level: Multi-Storey
Total Floor: 3	Balconies: Present, 2 sq.m
Terrace: Present	Garden: Private, 3.100 sq.m
Kitchen: Kitchenette	

Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 32 □	Fastweb Coverage	Fireplace
Telephone System	Shower	Wooden Window Frames
Shutters		

Nearby

Public Transport





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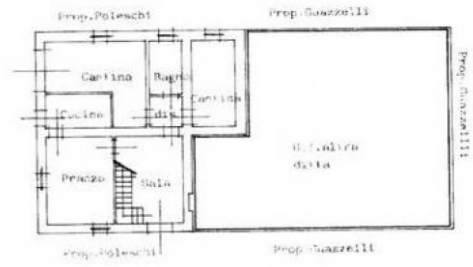


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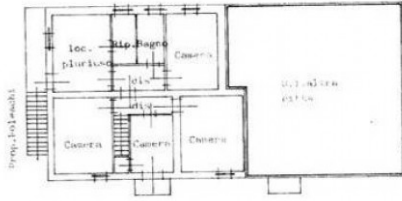
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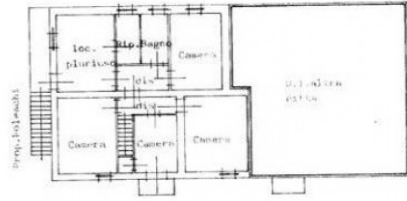
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Piano Terzo
 Area 2,90.00sq

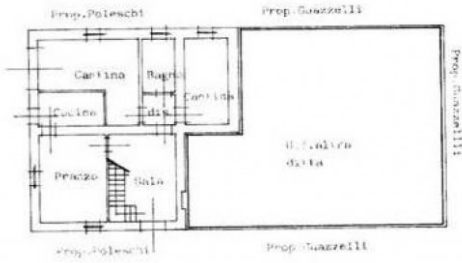


Piano Primo
 Area 2,90.00sq



Piano Primo
 Area 2,90.00sq

Atene



Piano Terzo
 Area 2,90.00sq