

# Villa a Coreglia Antelminelli

## Piano di Coreglia

### € 370.000

### Ref. 2111



### 340 sq.m | Bathrooms: 2 | Bedrooms: 5 | Rooms: 12

I am VILLA DEL PRATO and I am waiting for you.

My name is Villa del Prato and I guard within my walls over a century of history, elegance and charm. I am located in the heart of the Mediavalle, in the Municipality of Coreglia Antelminelli, in a perfect position: close to services but immersed in the quiet of my private park of 1,600.00 square meters, where evergreen plants and flowers color every season.

I was built in the early 1900s, in the glorious Liberty style, and I have proudly retained my original details: chestnut doors and windows, stone stairs, wrought iron railings. Over the years two bathrooms have been added to the back and some major work has been done, and my roof has been updated with a waterproof sheath, to ensure protection over time.

I have two entrances, pedestrian in front of the main entrance and the house and driveway on the left side.

I invite you to step through my gate and explore me.

On the ground floor you will be welcomed by a large entrance hall, which leads to a kitchen with a fireplace and a living room with another crackling fireplace, as well as two bright rooms that are now used as bedrooms. Here life flows slowly, between convivial dinners and moments of relaxation in front of the fire.

On the first floor you will find four large double bedrooms, a bathroom and a room with a balcony overlooking the garden: a perfect space to enjoy the first coffee in the morning or the sunset over the hills.

In the basement, I hide four large rooms perfect for a tavern with rustic charm, a cozy relaxation area or a cellar to store your best wines.

The ceilings over 3 meters high will give you the freedom to transform me as you wish. And it doesn't end here... my attic is ready to hold dreams and memories. I am surrounded by a beautiful, very flat park where you will also find a building perfect as a garage and storage room. There is also the possibility of building a swimming pool, to make my garden even more exclusive. I am strong and solid, but with some care I could shine again in all my magnificence. I can be your charming residence or become a refined accommodation facility. Villa del Prato is much more than a home: it is a place where history meets the future, where every corner tells something and where your dream can come to life. I am waiting for you. Shops and more: in the center - Coreglia Antelminelli: 5 km - Castelnuovo di Garfagnana: 20 km - Lucca: 32 km - Pisa (airport): 50 km - Versilia (sea): 60 km - Abetone (ski slopes): 50 km - Florence: 100 km. Energy Class G - EPgl,ren 444.29 kwh/m2 per year. Commercial area 340.00 sq. m. - Usable area 240.00 sq. m. - Garden 1600.00 sq. m. For information contact us at 347/3225117.

## Property Informations

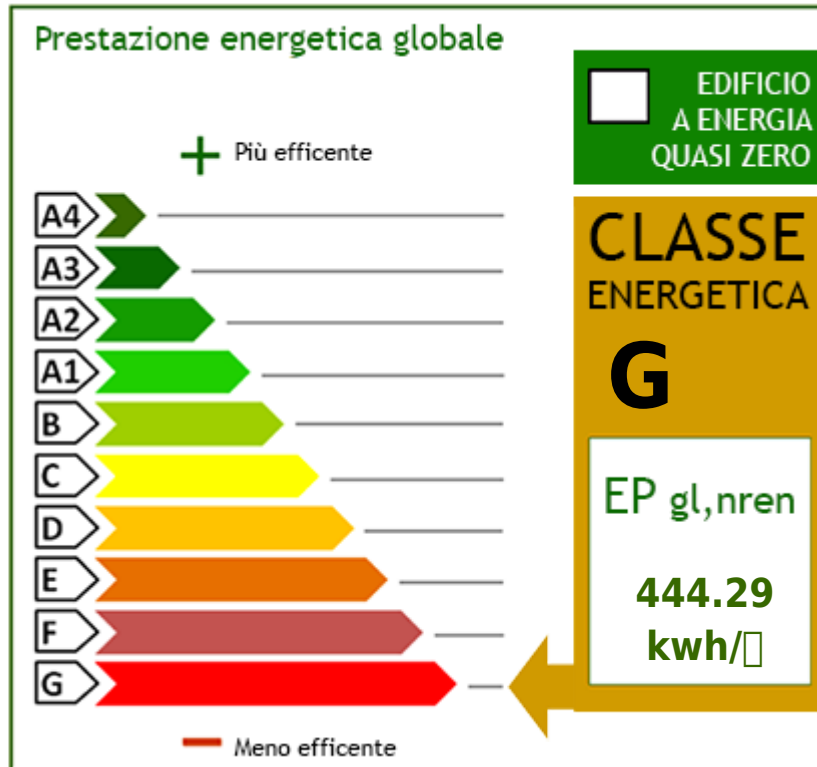
<b>Zip Code:</b> 55025	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 2	<b>Rooms:</b> 12
<b>State of Preservation:</b> Discreet	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 4	<b>Age Construction:</b> 1900
<b>Current Status:</b> Free to the contract	<b>Balconies:</b> Present, 3 sq.m
<b>Garden:</b> Private, 1.600 sq.m	<b>Kitchen:</b> Regular Kitchen
<b>Box:</b> Single	

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar	Fastweb Coverage	Fireplace
Telephone System	Wiring: By Law	Shower
Wooden Window Frames	Shutters	

## Nearby

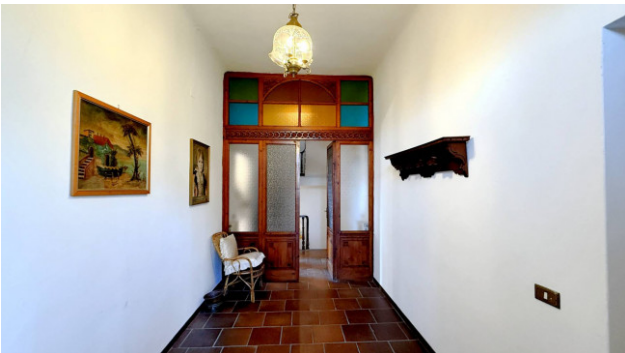
Gyms	Football Fields	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
Cafe	Post Offices	Shopping Centers	





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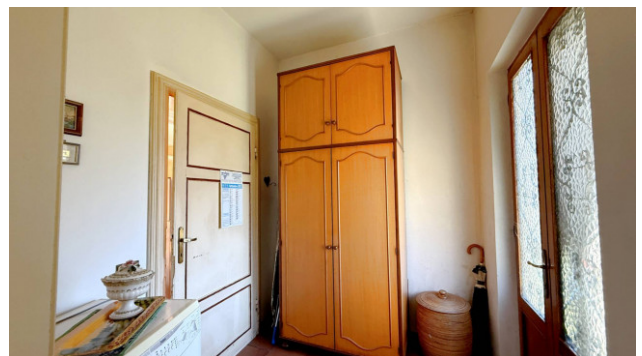
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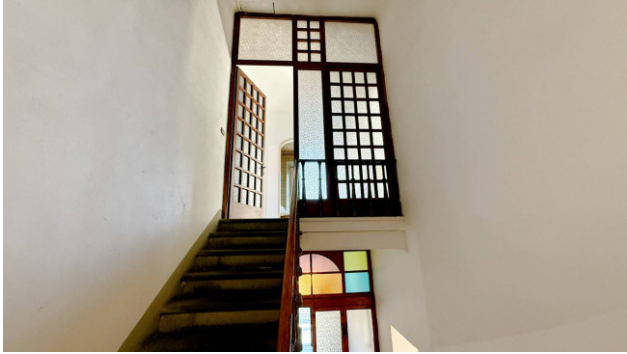
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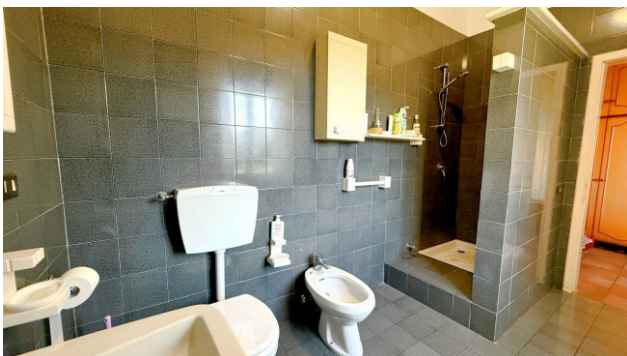
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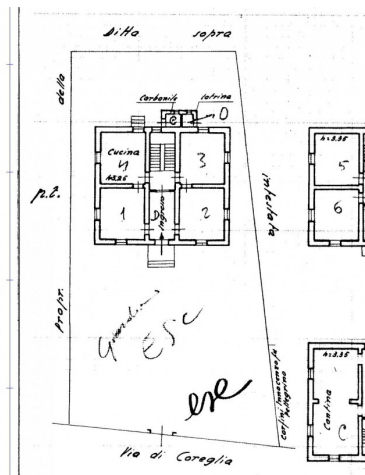
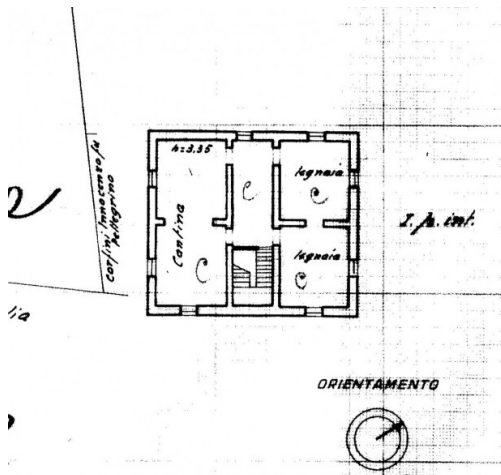
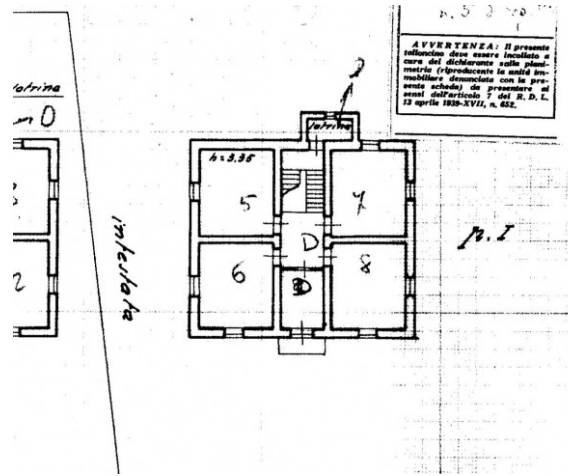
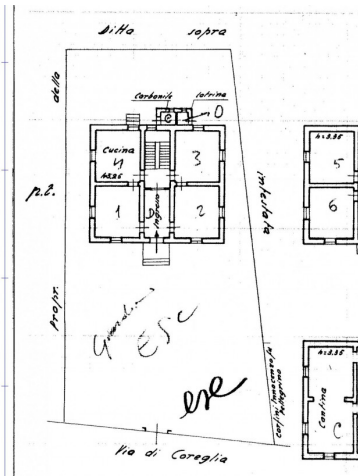
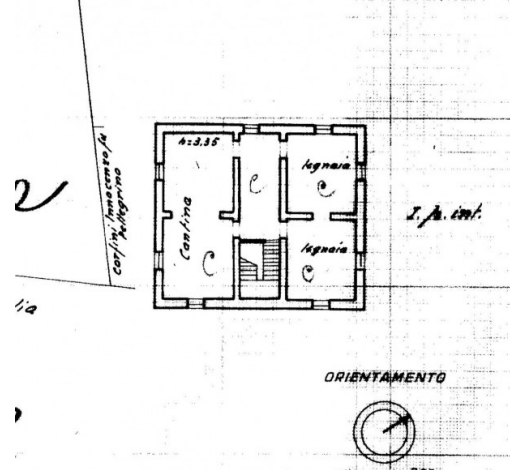
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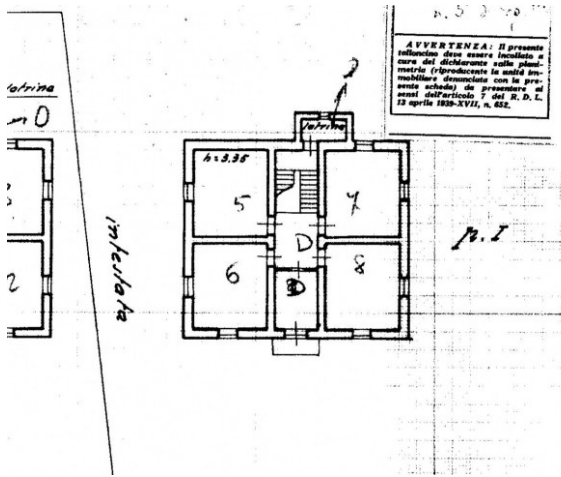
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