

## Rustic a Castelnuovo di Garfagnana

### € 29.000

### Ref. 2113



#### **104 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

I am Rustico MONTEFOCE, a rustic house immersed in the uncontaminated nature of the mountains of Castelnuovo di Garfagnana. From up here, the view is spectacular: lush woods, silences interrupted only by birdsong and the pure air that envelops everything.

I am a stone house of about 70 square meters, a place that is just waiting to be brought back to life. My roof has been recently renovated, a sign that someone has already started to take care of me.

The rest? Well, it's in the hands of those who can see beyond my current appearance, imagining a warm and welcoming refuge, perfect for those who want to escape from the chaos and reconnect with nature.

On the ground floor I welcome you with a small courtyard in front of which you enter a large living room, dominated by the fireplace that once warmed the winter evenings, and with a kitchen that is just waiting to return to being the heart of the house. I then have a hallway and a very comfortable closet.

Going up to the first floor, we find two bedrooms and a bathroom, simple spaces but full of history and possibilities.

To keep me company there is an exclusive plot of land of 350 square meters, a precious space for those who dream of a small garden, a vegetable garden or simply a corner where they can relax in the shade of the trees.

Reaching me means travelling along the characteristic mountain roads, the ones that seem to take you to another world, far from any frenzy.

If you are looking for an authentic place, where time seems to slow down and nature is the real protagonist, then I am the right home for you.

Come and discover me and let yourself be conquered by my timeless charm.

The building is located in the province of Lucca, in the municipality of Castelnuovo di Garfagnana, an hour and a half by car from all the

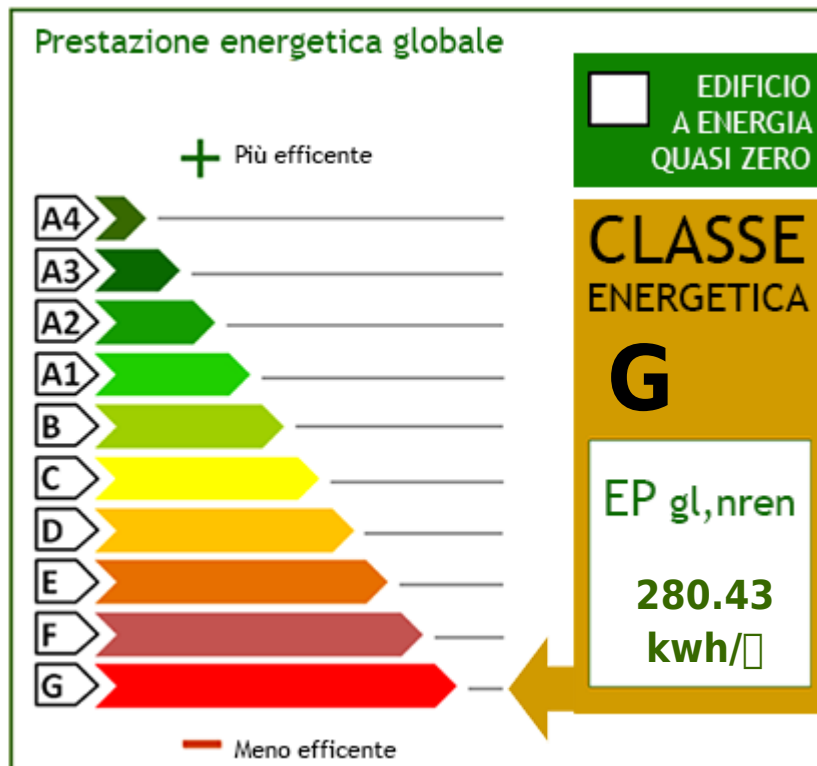
major tourist centers of Tuscany.  
 Shops and services: Careggine 8 km - Castelnuovo di Garfagnana: 17 km - Lucca: 63 km - Massa Carrara (Sea): 62 km - Sea: 65 km - Abetone (Skiing): 62 km.  
 Commercial area 104 sq. m. Usable area 70 sq. m. Garden 350 sq. m.  
 Energy Class G - E<sub>pgl,nren</sub> 280.43 kwh/mq. year.  
 Tuscany. Lucca. Castelnuovo di Garfagnana. Rustic.  
 For information contact us at 347/3225117.

## Property Informations

<b>Zip Code:</b> 55022	<b>Bedrooms:</b> 1
<b>Bathrooms:</b> 1	<b>Rooms:</b> 2
<b>State of Preservation:</b> Be Restored	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 2	<b>Age Construction:</b> 1900
<b>Current Status:</b> Free to the contract	<b>Garden:</b> Private, 350 sq.m
<b>Kitchen:</b> Kitchenette	

## Features

Tv Antenna: Autonomous	Closet	Fireplace
Wooden Window Frames	Shutters	





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