

Independent House a Villa Basilica

€ 195.000

Ref. 2119



345 sq.m | Bathrooms: 1 | Bedrooms: 4 | Rooms: 6

La Casa della Camelia - Charming rustic house with large private land, just a few minutes from Collodi and Pescia.

Just 4 minutes from the fairytale village of Collodi and 10 minutes from Pescia, we offer for sale this charming stone farmhouse, surrounded by greenery and currently undergoing renovation. A unique opportunity, with an excellent quality-price ratio, increasingly rare in the current real estate market.

The property is spread over three levels and stands out for its authentic character and wide potential for customization. The rustic house is surrounded by a wonderful private garden of 6,300 square meters, which guarantees privacy, relaxation and freedom in a context of absolute tranquility.

In the basement we find spacious rooms used as a cellar of about 117 square meters, ideal to transform into a charming tavern or a hobby area. The possibilities for enhancement are truly endless.

The ground floor, with a usable surface area of about 120 m², houses the main rooms of the house, still to be renovated, but with great potential. Here creativity can really make the difference: warm, welcoming and personality-rich rooms can come to life thanks to targeted interventions and traditional materials.

The first floor retains all the charm of the Tuscan rustic and awaits to be finished to become an elegant living space immersed in history and greenery.

One of the strengths of this property is certainly its strategic location: well connected and convenient to all the main services, but at the same time immersed in nature. Shops, restaurants and other public infrastructures are easily accessible. The house also enjoys a suggestive exposure, with one side overlooking a quiet public road and the other running along a river, offering a picturesque backdrop and a pleasant breeze on the hottest days.

Located in the municipality of Villa Basilica, in the heart of the Lucca hills, this rustic house is just 25 minutes from Lucca and is the perfect place for those looking for a refuge in nature without sacrificing comfort.

It is located in the Province of Lucca, in the municipality of Villa Basilica,

Shops and other: 2 km - Pescia: 6 km - Lucca: 20 km - Pisa (airport): 60 km - Versilia (sea): 58 km - Florence: 80 km - Garfagnana: 50 km - Abetone: 55 km.

Energy Class G - IPE 221.80 kwh/m2 per year.

Usable surface area 120.00 sq. m. Commercial surface area 345.00 sq. m.

Sale. Detached rustic house. Villa Basilica. Lucca. Tuscany.

For information contact us at 347/3225117.

Certification

Energy Class: G

Property Informations

Zip Code: 55019

Bedrooms: 4

Bathrooms: 1

Rooms: 6

State of Preservation: Discreet

Level: Multi-Storey

Total Floor: 3

Balconies: Present, 13 sq.m

Garden: Private

Kitchen: Regular Kitchen

Box: Double

Features

Terrace: 13 □

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 117 □

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters

Nearby

Public Transport

Elementary Schools

Schools

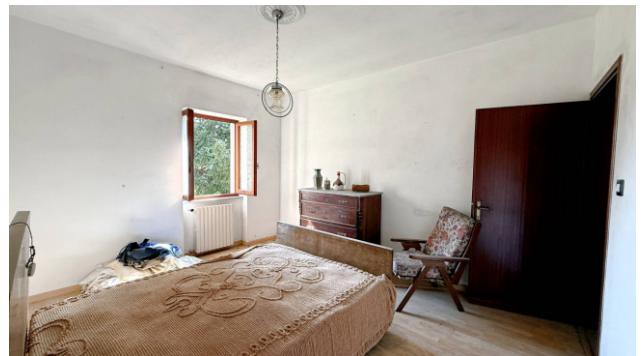
Cafe

Post Offices



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