

Villa a Piazza al Serchio Nicciano € 320.000 Ref. 2135



500 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 18

Villa BAGLIORE... Living stone in the heart of Garfagnana.

My name is Villa BAGLIORE and for over a century I have been guarding the quiet and beauty of Nicciano, a small hamlet of Piazza al Serchio, nestled between the woods and mountains of Garfagnana. I am made of stone, solid and sincere, built in the nineteenth century with the love of those who knew how to make matter eternal.

Those who look at me from outside immediately notice my large porch that opens on two sides: a place of shade and refreshment, where you can sit and watch the hills breathe. But it is by crossing my threshold that you truly enter my heart.

On the ground floor, I welcome those who arrive with a large entrance, which leads to two large bright rooms, spaces to be shaped according to need or dream, and to a kitchen with an old-fashioned flavour, with a fireplace that has seen long winters and tables set with love.

On the mezzanine floor I have a bathroom with a Jacuzzi.

Going up to the first floor, I offer a totally independent apartment, composed of a living room with fireplace, kitchenette, two bedrooms and a bathroom. It is an intimate corner, perfect for those who want privacy or to host friends and family.

But that's not all. In the attic, I've hidden another little secret: a second independent apartment, also with a completely open living area, kitchen with island, two bedrooms, a bathroom and even a fireplace that warms up cold evenings with its discreet crackling.

A cozy refuge, overlooking the sky and the highest peaks.

All around me, 4,800 square meters of land breathe the clean air of the valley: space to dream, to cultivate, to live.

And next to me stands my lifelong companion: a rustic cabin of about 230 square meters, once a stable and barn, now ready to be transformed into whatever you desire, an atelier, an outbuilding, or a place to keep new projects. It is clear that you have to transform it into what you want, but it is ready to welcome those who know how to grasp the value of time, silence and living stone.

I am Villa BAGLIORE. You don't just come here to live. You come back here to feel.

I have a commercial area of about 500 m2 and a useful area of about 270 m2.

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 296,8800 kwh/mq. year.

For information contact us at 347/3225117.

Property Informations

Zip Code: 55035

Bedrooms: 6

Bathrooms: 3

Rooms: 18

State of Preservation: Restored

Level: Multi-Storey

Total Floor: 3

Age Construction: 1800

Balconies: Present, 2 sq.m

Terrace: Present, 1 sq.m

Garden: Private, 4.800 sq.m

Kitchen: Regular Kitchen

Box: Single, 12 sq.m

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

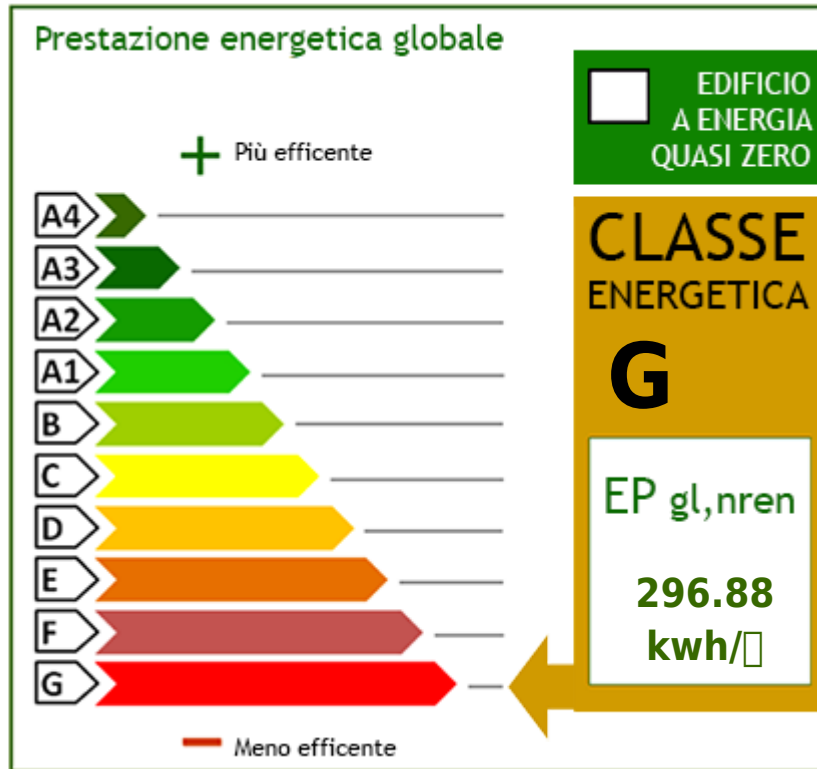
Shower

Wooden Window Frames

Shutters

Nearby

Public Transport





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