

# Townhouse a Borgo a Mozzano

## Dezza

### € 95.000

### Ref. 2136



**240 sq.m | Bathrooms: 1 | Bedrooms: 4 | Rooms: 7**

Hello everyone, I am CASA MOLINETTO. I am an old Tuscan house, and I carry with me all the flavor of the past.

I am in Dezza, a small hamlet in the municipality of Borgo a Mozzano, in the heart of the Mediavalle del Serchio, a land of good oil, green landscapes, slow and authentic tourism. A quiet but convenient area: close to services, well connected, and a few minutes from Lucca.

I am a typical Tuscan townhouse, with a structure that tells the story of my land: chestnut beamed ceilings, exposed bricks, stone fireplace... all original elements just waiting to be brought to light.

I have a surface area of about 195 sqm usable, 250 sqm commercial, distributed on four floors. And yes, I tell you honestly: I need to renovate. But I have character, solidity and a lot of space to offer.

On the ground floor I welcome you with a private courtyard, perfect for parking your car. Inside you will find a kitchen, a storage room, a cool cellar... and in the back my rural past: an old pigsty.

On the first floor, going up, from internal stairs or even from the external ones at the back, you arrive at the heart of the house: a large living room with fireplace, a partially covered terrace with a wood-burning oven, a storage room and a bright bedroom. The spaces are authentic and full of atmosphere.

On the second floor there are three bedrooms (one of which is a passageway), a closet and a toilet on the stairs, as per the tradition of village houses.

On the third floor there are two large rooms used as an attic, with a wooden roof and lots of potential: a study, a storage room, or

maybe something new, if you want to dream big.  
 They are a true Tuscan home, with the charm of things well made and with materials that last over time.  
 Yes, I need a makeover. But with the right touch, I can be beautiful again.  
 If you are looking for space, authenticity and a corner of Tuscany to revive... I am here.  
 In addition, together with me, some agricultural land of approximately 2,000 square meters is being sold in front of my entrance but across the road.  
 I am located in the Province of Lucca, in the municipality of Borgo a Mozzano, 15 minutes from Lucca and close to all the major tourist centers of Tuscany and Versilia.  
 Public transport: buses in town and train station 2 km away.  
 Commercial surface area of 240 sq m and Usable surface area of 130 sq m.  
 Distances Shops and other: 2 km - Borgo a Mozzano: 5 km - Lucca: 17 km - Pisa (airport): 40 km - Versilia (sea): 36 km - Florence: 90 km - Garfagnana: 31 km - Abetone (ski slopes): 50 km.  
 Energy Class G - EPgl,nren 378,2700 kwh/mq. year.  
 For Sale. Townhouse. Borgo a Mozzano. Lucca. Tuscany.  
 For information contact us at 347/3225117.

## Property Informations

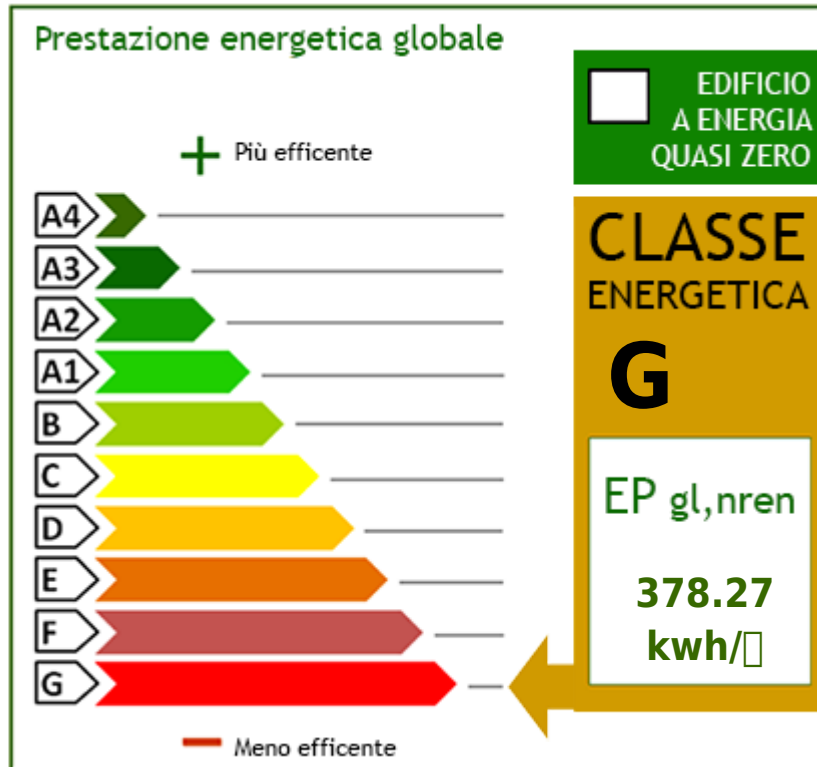
|   |                                   |
|---|-----------------------------------|
| <b>Zip Code:</b> 55023                    | <b>Bedrooms:</b> 4                |
| <b>Bathrooms:</b> 1                       | <b>Rooms:</b> 7                   |
| <b>State of Preservation:</b> Be Restored | <b>Level:</b> Multi-Storey        |
| <b>Total Floor:</b> 4                     | <b>Parking:</b> Uncovered Parking |
| <b>Age Construction:</b> 1800             | <b>Balconies:</b> Present, 2 sq.m |
| <b>Terrace:</b> Present, 7 sq.m           | <b>Garden:</b> Private, 30 sq.m   |
| <b>Kitchen:</b> Regular Kitchen           |                                   |

## Features

|                      |               |        |
|----------------------|---------------|--------|
| Closet               | ADSL Coverage | Cellar |
| Fastweb Coverage     | Fireplace     | Shower |
| Wooden Window Frames | Shutters      |        |

## Nearby

|                 |                  |
|-----------------|------------------|
| Football Fields | Public Transport |
|-----------------|------------------|





**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
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VAT 02253750463



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