

Townhouse a Pescaglia

€ 75.000

Ref. 2142



145 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3

THE GROCERY Renovated Tuscan-style townhouse with small courtyard and cellars for sale in Tuscany, in the municipality of Pescaglia. There is a house that preserves the memory of the town.

Once upon a time, it was a grocery store, a shop selling spices, salts, food, and small everyday items. It was a meeting place, a place of scents and stories, the beating heart of the village. The word "grogheria" itself derives from droga, the original meaning of spice or aromatic herb: a nod to the tradition and flavors of times gone by.

Today, that shop has become a vibrant home, lovingly and respectfully renovated, preserving the authentic materials of rural Tuscany: chestnut beams, terracotta floors, and a warm, homely atmosphere. A townhouse that tells the story of the past and embraces the present.

It is spread over four levels: the basement with a cellar and a small, intimate and private outdoor courtyard; the ground floor features an entrance into the kitchen, the heart of the home; the first floor includes a welcoming living room with a fireplace, hallway, closet, and bathroom with shower; the second floor includes a double bedroom and two attic spaces previously used as bedrooms. It has a net floor area of 145 sq m, usable floor area of 90 sq m, attic space of 30 sq m, cellar space of 17 sq m, and courtyard space of 8 sq m.

The setting is Pescaglia and its valley. We are in the heart of the Pescaglia Valley, a place suspended between nature and history. Here, chestnut groves intertwine with small medieval villages, watermills, and scenic trails. It is a land that has inspired artists and musicians, including Giacomo Puccini, captivated by its simple and authentic beauty. Living here means rediscovering the pleasure of slow rhythms, authentic flavors, and rural traditions that still resonate today among the stone streets and timeless landscapes.

Why choose La Drogheria: because it's a house with a soul and a story to tell, because it's renovated and ready to move into, for its warm and authentic atmosphere featuring chestnut and terracotta, and for its central location in the village, surrounded by nature and

culture.

This isn't just a house: it's a piece of Tuscan history that can become part of your life.

Public transportation in the village and the train station 11 km away. Distances: Lucca: 30 km - Pisa: 47 km - Versilia: 34 km - Florence: 100 km - Garfagnana: 40 km - Abetone: 60 km.

Energy Class G - EPgl,nren 258.77 kwh m2/year.

Net surface area 145 sq m - Usable surface area 90 sq m - Attic 30 sq m - Cellar 17 sq m - Courtyard 8 sq m.

For information, contact us at 347/3225117.

Property Informations

Zip Code: 55064

Bedrooms: 1

Bathrooms: 1

Rooms: 3

State of Preservation: Good

Level: Multi-Storey

Total Floor: 4

Current Status: Free to the contract

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 17 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Nearby

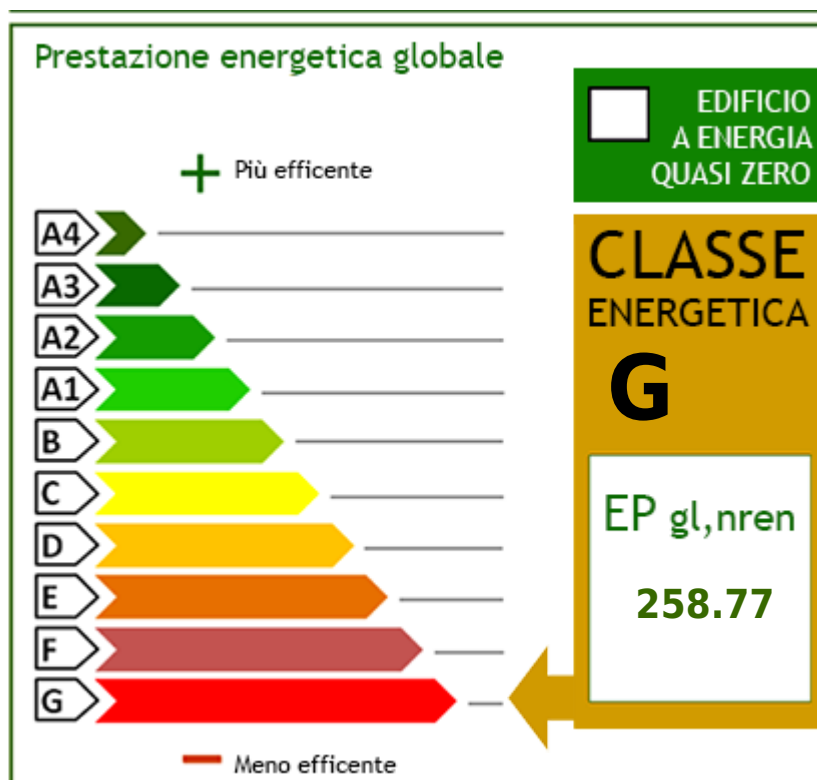
Bike Lanes

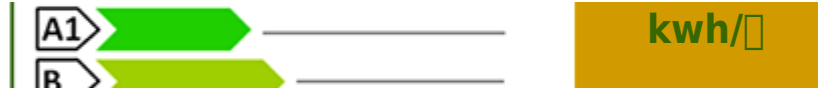
Public Transport

Cafe

Post Offices

Municipal Offices







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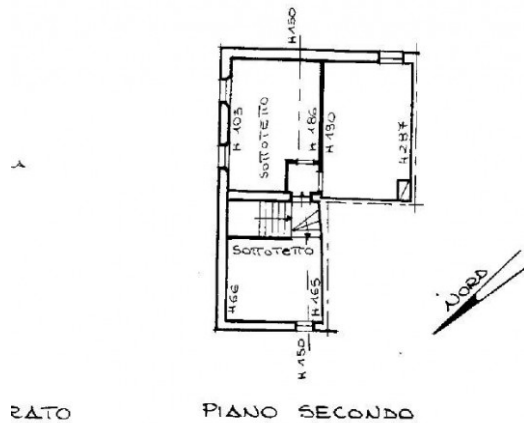
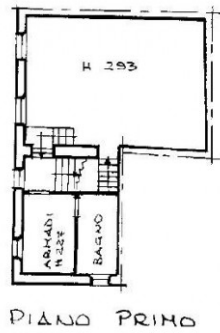
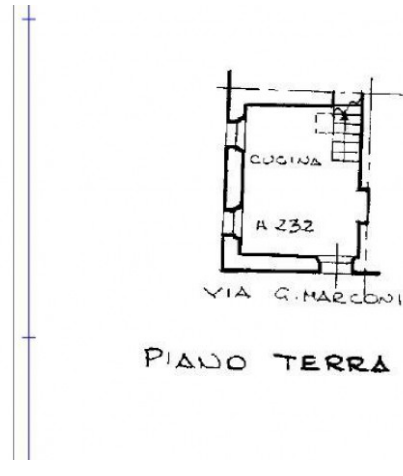
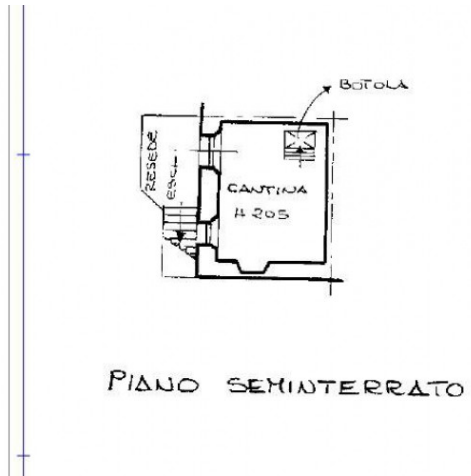
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