

Townhouse a Villa Basilica

€ 70.000 negotiable
Ref. 2143



198 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

CASA POLLERA Townhouse in the historic center of Villa Basilica. At the foot of the Pizzorne plateau lies the small medieval village of Villa Basilica, an authentic place halfway between Lucca and Pistoia and just minutes from Pinocchio's famous Collodi.

The town presents itself as a maze of alleys and charming little squares, where the stone houses retain their ancient charm intact.

In these hills, the abundant water flowing from rivers and streams has fueled important artisanal activities for centuries. Villa Basilica was renowned for the skill of its gunsmiths, who produced swords and blades sought after by armies and noble families, and for the papermaking tradition, which has ancient and prestigious roots here. In this setting rich in history and nature stands Casa Pollera, a characteristic three-story townhouse with spacious and functional spaces.

The basement comprises a cool and spacious cellar, ideal for storage and warehousing; the ground floor comprises an entrance hall leading to a small living room, kitchen with fireplace, hallway, bathroom with shower, dining room, bedroom, and storage room under the stairs; the first floor comprises a hallway, three bright bedrooms, a small living room, a second bathroom with shower, and a storage room leading to the private rear garden/courtyard, perfect for enjoying al fresco dining in complete privacy.

Casa Pollera is the ideal choice for those seeking a home in the heart of an authentic Tuscan village, in a valley of great beauty, surrounded by nature yet convenient to major art centers.

A unique opportunity to experience the true Tuscany, combining tradition, landscape, and quality of life.

Shops and other: Bar 100 m - Collodi: 6 km - Lucca: 22 km - Pisa (airport): 62 km - Versilia (sea): 58 km - Florence: 80 km - Garfagnana: 50 km - Abetone: 55 km

Energy Class G - EPgl,nren 290.30 kwh m2/year.

Commercial area approximately 198.00 sq m - Usable area 120.00 sq m - Cellars 36.00 sq m - Courtyard/Garden 28.00 sq m.

For Sale. Townhouse. Villa Basilica. Lucca. Tuscany.
 For information, contact us at 347/3225117.

Property Informations

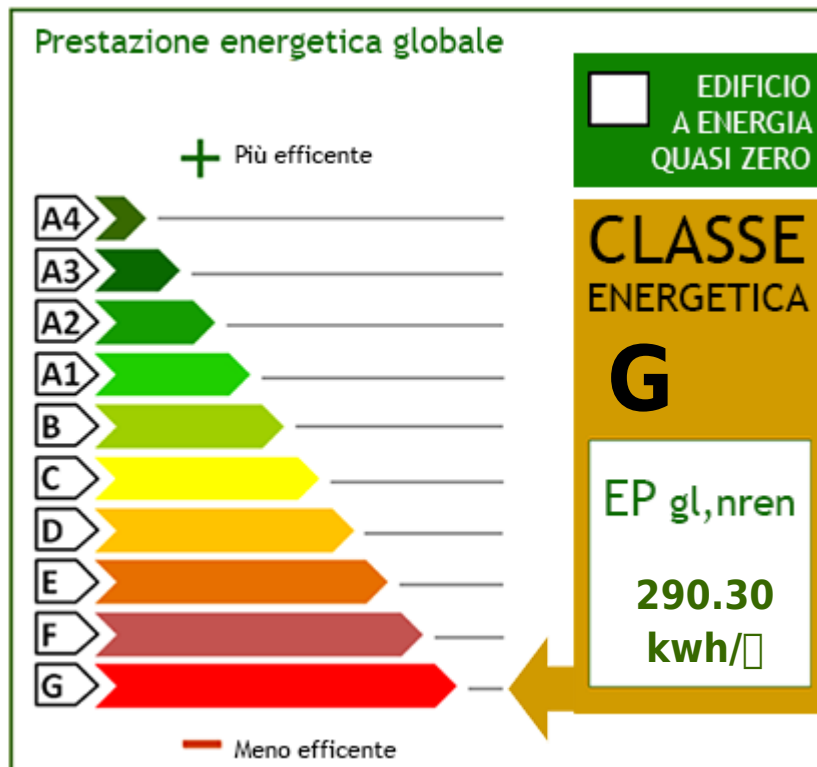
| | |
|--|---------------------------------|
| Zip Code: 55019 | Bedrooms: 4 |
| Bathrooms: 2 | Rooms: 8 |
| State of Preservation: Discreet | Level: Multi-Storey |
| Total Floor: 3 | Age Construction: 1800 |
| Garden: Private, 28 sq.m | Kitchen: Regular Kitchen |
| Box: Single | |

Features

| | | |
|------------------------|----------------------|---------------|
| Tv Antenna: Autonomous | Closet | ADSL Coverage |
| Cellar: 36 □ | Fastweb Coverage | Fireplace |
| Shower | Wooden Window Frames | Shutters |

Nearby

| | | | |
|-------------|------------------|--------------------|---------|
| Playgrounds | Public Transport | Elementary Schools | Schools |
| Cafe | Post Offices | | |





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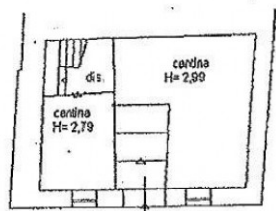
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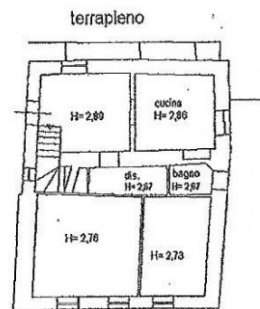


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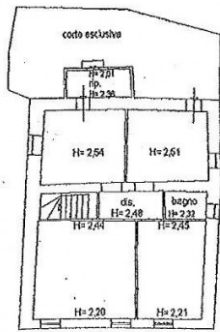
VALCORRADO PELLERA
Piano Seminterrato



terrapieno
Piano Terra

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Piano Primo

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