

## Rustic a Pescaglia Vetriano € 230.000 Ref. 2144



**160 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

HARMONY HOUSE in Vetriano, Pescaglia (LU).

Nestled in the silence and beauty of the Tuscan hills, in the quaint village of Vetriano, famous for hosting the world's smallest theatre, stands Casale dell'Armonia: a true haven of peace and beauty that captures the essence of authentic Tuscany.

The farmhouse, recently renovated with an earthquake bonus, is in excellent condition and ready to move in. Spread over two levels, it has been meticulously restored, respecting the original traditional materials-exposed stone, wooden beams, Tuscan terracotta-while incorporating modern conveniences that make daily life comfortable and enjoyable.

Inside, we find a welcoming living area, where stone and wood create a warm, homely atmosphere. The functional and bright kitchen is ideal for socializing and enjoying the local delicacies. On the first floor, we find a charming bedroom, designed for rest and tranquility, and a modern bathroom, meticulously crafted to combine practicality and style.

Completing the property is a small independent annex perfect as a creative studio, guest space, or personal atelier with bathroom.

The approximately 800 square meter panoramic garden surrounds the house and offers unforgettable views of the hills sloping down to the Lucca plain. It's an ideal space for al fresco dining, relaxing at sunset, or simply immersing yourself in the surrounding nature. There's even the option of building a beautiful swimming pool.

The garden also features numerous aromatic plants typical of the Mediterranean tradition, such as sage, rosemary, thyme, and others, which offer enveloping scents in every season and enhance the pleasure of living outdoors.

The location is enviable: the farmhouse is surrounded by greenery, yet only 7 km from the valley floor, guaranteeing privacy and

tranquility without sacrificing proximity to amenities.

Why choose Casale dell'Armonia: an authentic Tuscan farmhouse atmosphere with high-quality finishes, a recent complete renovation with a 110% bonus, two living levels + independent annex, a panoramic garden with a picturesque view of Lucca, a charming location in the village of Vetriano, an excellent balance between privacy, nature, and comfort.

Casale dell'Armonia is more than just a home, it's a true living experience: a corner of Tuscany steeped in history, tradition, and serenity, perfect as a primary residence, a vacation home, or an exclusive investment.

Shops: 7 km - Pescaglia: 12 km - Lucca: 23 km - Pisa (airport): 47 km - Versilia (sea): 39 km - Florence: 90 km - Garfagnana: 36 km - Abetone (ski slopes): 55 km.

Energy Class E - EPgl,nren 166.19 kwh/m2 per year

Tuscany. Lucca. Pescaglia. Farmhouse with garden and outbuilding.

Commercial area 160 sq m - Usable living area 80 sq m - Usable outbuilding area 45 sq m.

For information, call 347/3225117 or info@selectimmobiliare.com

## Property Informations

**Zip Code:** 55064

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 2

**Current Status:** Free to the contract

**Garden:** Private, 800 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

ADSL Coverage

Wiring: By Law

Sanitary Suspended

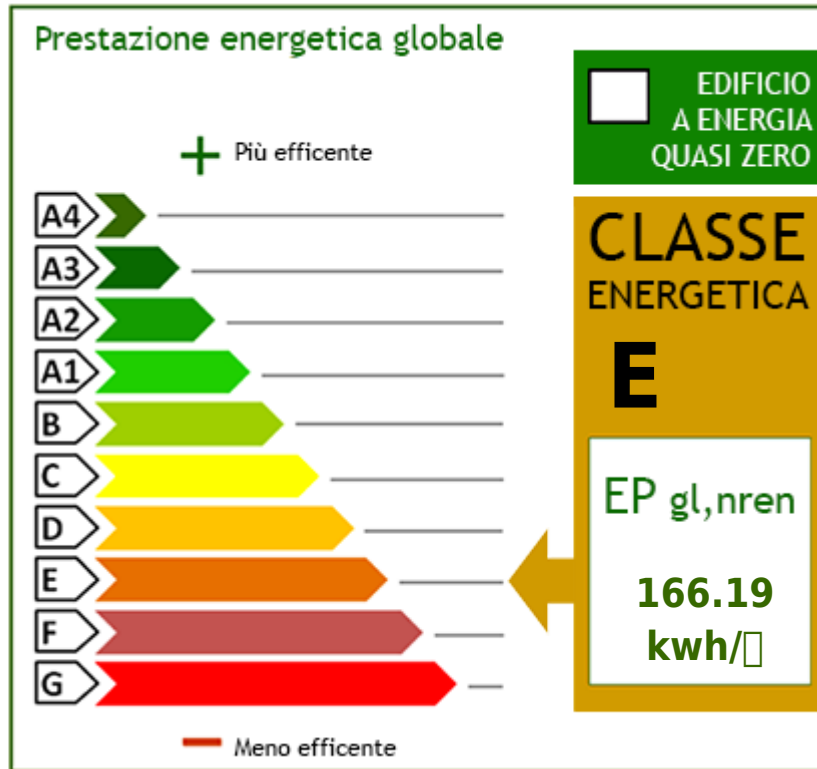
Shower

Wooden Window Frames

Shutters

## Nearby

Public Transport





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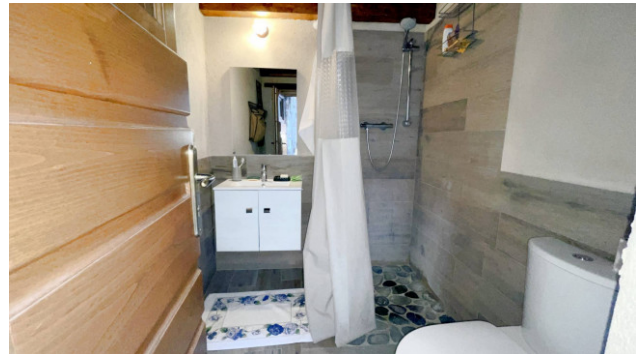
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