

Townhouse a Gallicano

€ 75.000

Ref. 2151



160 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

CASA SAN JACOPO The authentic charm of the historic center of Gallicano.

In the heart of Garfagnana, where the beauty of nature meets the history of Tuscan villages, stands Casa San Jacopo, a characteristic townhouse in the center of Gallicano.

The property, brimming with potential, is currently divided into two apartments with a shared entrance and staircase, but can easily be transformed into a single, spacious living unit, ideal for those looking to create a welcoming, authentic home.

On the ground floor we find the entrance, a storage room, a bathroom with a bathtub, and a convenient cellar overlooking the street, perfect as a space for a hobby, storage, or small workshop.

The first floor houses an apartment consisting of a kitchen, living room and double bedroom, simple and bright rooms.

On the second floor, a second apartment features a living area with a fireplace, kitchenette, and two bedrooms: warm, homey spaces that recall Tuscan tradition.

On the top floor, a bathroom with a bathtub and a large, versatile attic, easily convertible into a study, TV room, play area, or relaxation area, complete the property.

Casa San Jacopo retains all the charm of the village's historic homes and offers the possibility of customizing and renovating it to suit your needs, primarily with work on the systems and fixtures.

A home where tradition meets opportunity.

It is located in the Province of Lucca, in the heart of the historic centre of Gallicano, convenient for services and a few minutes from the natural wonders of Garfagnana.

Public transport: buses in town and train station 1.5 km away.

Commercial area of 160.00 sq m and Usable area of 120.00 sq m.

Distances: Shops and other amenities: in the center - Barga: 5 km - Lucca: 37 km - Pisa (airport): 57 km - Versilia Massa (sea): 65 km - Florence: 114 km - Abetone (ski slopes): 50 km. Careggine (ski slopes): 24 km - Grotta del Vento: 12 km.

Unit 1 Energy Class G - EPgl,nren 403.07 kwh/m2 per year.

Unit 2 Energy Class G - EPgl,nren 914.49 kwh/m2 per year.

For sale. Townhouse. Galliciano. Lucca. Tuscany.

For information, contact us at 347/3225117.

Property Informations

Zip Code: 55027

Bedrooms: 2

Bathrooms: 2

Rooms: 6

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 4

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 999 □

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

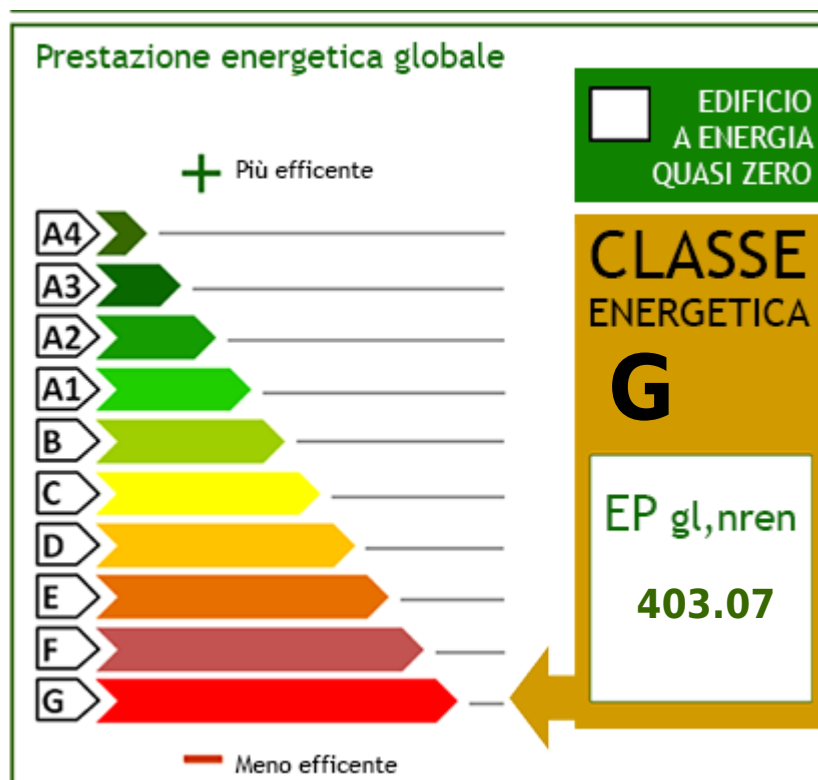
Elementary Schools

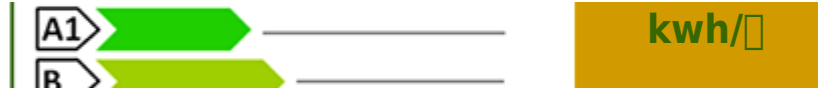
Schools

Cafe

Post Offices

Shopping Centers







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