

## Apartment a Coreglia Antelminelli Tereglio

**€ 90.000 negotiable**  
**Ref. 2162**



**86 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

SUNSET HOUSE Apartment with breathtaking views of the valley.

I am the House of Sunset, and every day, when the sun slowly sets behind the hills, I offer a spectacle that never tires the eyes or the heart.

I'm in the municipality of Coreglia Antelminelli, in the quiet hamlet of Tereglio. I'm just below the town, very close to the center, yet secluded enough to enjoy the silence and light, with a simply breathtaking view of the valley.

I'm on the top floor, the first and last of this building.

As soon as you enter through the shared entrance, on the right you'll find my exclusive stairs: they ascend only to me, like a private invitation.

Upon arriving at the first floor, I welcome you with an entrance hall that efficiently organizes the spaces. On the right is the eat-in kitchen, a little dated but comfortable, the perfect place to start your day.

On the left is the living room/dining room, my heart: from here, you step directly onto the panoramic terrace, overlooking the valley. Here, time slows down. Here, morning coffee and evening wine have a whole new flavor.

Continuing toward the sleeping area, I'll lead you through spaces designed for rest and tranquility: a private and quiet double bedroom, a renovated, well-maintained and functional bathroom, and a second bedroom, also overlooking the terrace, because waking up to this view is a privilege I want to share.

I'm a simple, authentic, and bright house. I'm the perfect place for anyone seeking views, peace, light, and authenticity.

They are ideal as a first home, as a leisure refuge or as a place to return whenever you need to breathe. Tereglio is a perfect starting point for pleasant and relaxing walks through the chestnut woods along the Apennine trails, just a few kilometers from the Apuan Alps.

In the village we have a bar/restaurant, a grocery/haberdashery, a restaurant, an equestrian center and a sports field. The setting is extremely quiet and authentic, with limited essential services. For other needs (supermarkets, pharmacies, banks, and other amenities), the towns of Piano di Coreglia, Ghivizzano, and Borgo a Mozzano are just a few minutes away. Access to the building is on foot only, and the municipal car park is located 350 meters away.

I have a commercial area of 86 m<sup>2</sup> and a useful area of 77 m<sup>2</sup>.

The heating system is currently not in operation, but all the necessary equipment is already in place, including pipes and radiators. The only missing component is the boiler. In this regard, it's easy to consider installing a pellet boiler, a practical and functional solution, particularly suited to managing consumption and ease of use.

Shops and services of all kinds: 10 km - Coreglia Antelminelli: 12 km - Bagni di Lucca: 14 km - Barga: 20 km - Lucca: 32 km - Pisa: 52 km - Versilia (sea): 58 km - Florence: 105 km - Garfagnana: 28 km - Abetone (skiing): 52 km.

Energy Class G - Overall Energy Performance E<sub>pgl,nren</sub> 340.95 kWh/m<sup>2</sup> per year.

For information, contact us at 347/3225117.

## Property Informations

**Zip Code:** 55025

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Good

**Level:** 1

**Total Floor:** 3

**Terrace:** Present, 14 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace: 14 □

Tv Antenna: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Telephone System

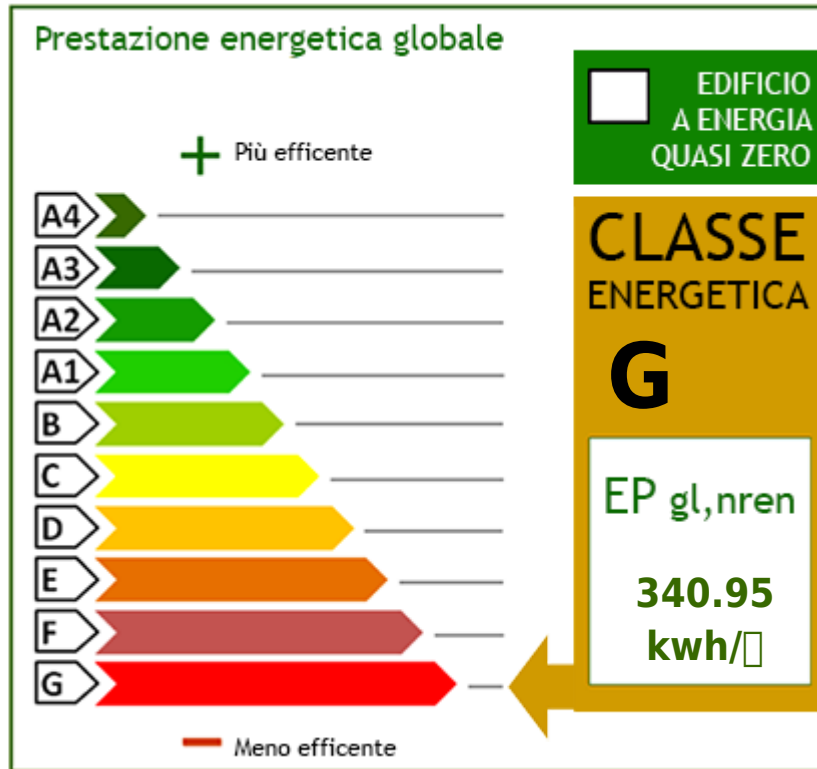
Shower

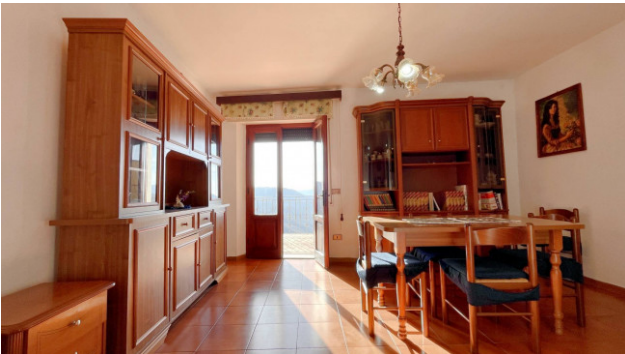
Wooden Window Frames

Shutters

## Nearby

Public Transport





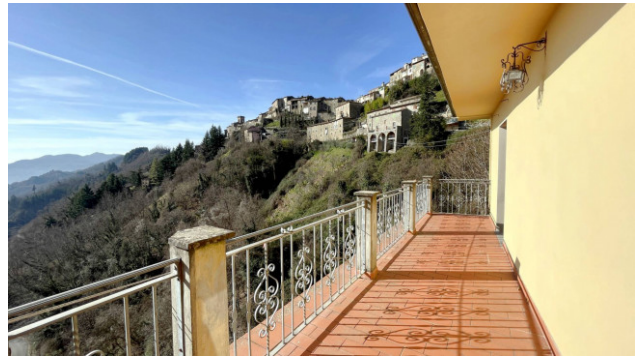
**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



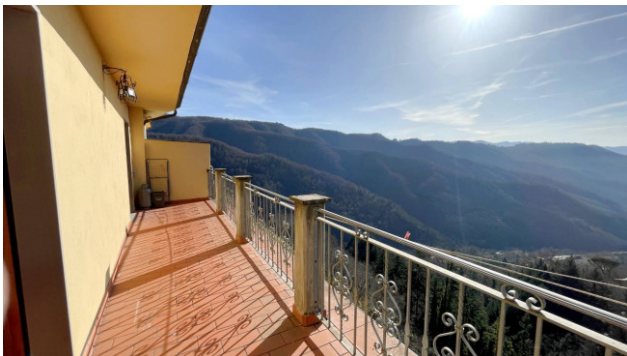
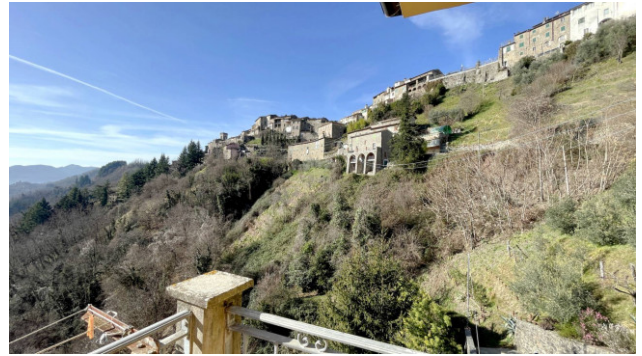
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