

Townhouse a Coreglia Antelminelli Vitiana

€ 105.000 negotiable

Ref. 2163



115 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

HOUSE OF LEMONS In the characteristic village of Vitiana, in the municipality of Coreglia Antelminelli, in a splendid hilly position with a panoramic view of the Val Fegana valley, we offer for sale a charming renovated townhouse with a typical Tuscan flavour.

The property, with approximately 115 square meters of retail space and 65 square meters of usable space, is located in the upper part of town and can be easily reached on foot, about 30 meters from the public parking lot, a feature that guarantees tranquility, silence, and an authentic village atmosphere.

The house is spread over several levels and comprises: the ground floor features an entrance hall into a welcoming living area with a kitchenette, dining table, and fireplace, a warm and convivial space; the first floor comprises a bedroom and a bathroom; and the second floor comprises two small and welcoming bedrooms, ideal as sleeping quarters, guest spaces, or a study.

The property has been renovated while maintaining its traditional local charm: the exterior features a stone façade, while the interior features typical Tuscan features such as exposed chestnut beams, terracotta bricks, and terracotta floors, lending character, authenticity, and a warm, timeless atmosphere.

In front of the house is a small municipal driveway, typical of historic villages, while just two meters away is the private garden of approximately 76 square meters, a green space with great potential, ideal for outdoor relaxation, a vegetable garden, or an outdoor dining area. The property also includes a convenient storage room of approximately 18 square meters with a panoramic terrace of approximately 17 square meters above, perfect for enjoying the open views of the valley and the tranquility of the surrounding nature.

The rooms are small yet very welcoming, perfectly in keeping with the style of the area's historic homes. The garden, currently

featuring lemon trees protected during the cold season, can be further enhanced and customized to suit your needs.
 An ideal second home in Tuscany, a holiday home, or a retreat for those seeking an authentic, renovated property immersed in tranquility, with a splendid panoramic view, and nestled in a typical village setting in the Media Valle del Serchio, just a short distance from Lucca and the main towns of Garfagnana.
 The heating system is currently connected to a wood-burning fireplace, with an electric boiler for hot water production in the summer.
 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 F - Overall Energy Performance E_g,n_{ren} 150.72 kwh/m² per year.
 For information, contact us at 347/3225117.

Property Informations

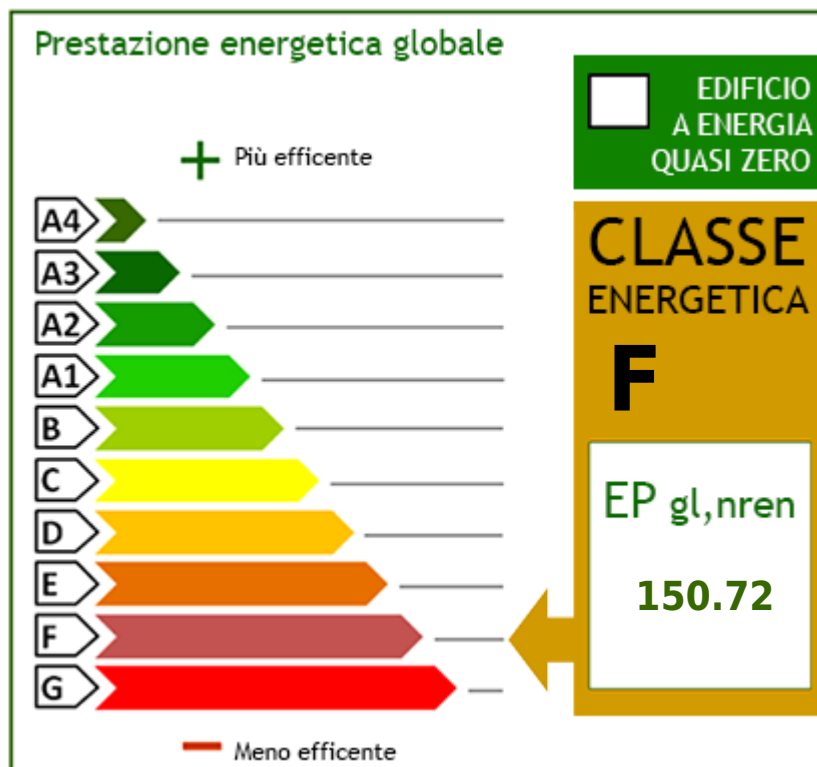
Zip Code: 55025	Bedrooms: 3
Bathrooms: 1	Rooms: 4
State of Preservation: Good	Level: Multi-Storey
Total Floor: 3	Terrace: Present, 17 sq.m
Garden: Private, 76 sq.m	Kitchen: Kitchenette

Features

Terrace: 14 □	Tv Antenna: Autonomous	Closet
ADSL Coverage	Cellar: 18 □	Fastweb Coverage
Fireplace	Telephone System	Shower
Wooden Window Frames		

Nearby

Public Transport







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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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