

# Townhouse a Borgo a Mozzano capoluogo

**€ 80.000 negotiable**  
**Ref. 2165**



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

HOUSE OF THE REPUBLIC the warmth of a real home, in the heart of Borgo a Mozzano.

I'm in the heart of Borgo a Mozzano, on Via della Repubblica. An authentic street, where everyday life flows easily between neighbors greeting one another and the tranquil pace of a Tuscan village that still retains its soul.

I'm a three-story townhouse, and my story is one of simplicity, solidity, and many life moments.

I'm not a villa with a garden, nor a secluded country house. I'm something different: a real home, ready to welcome anyone seeking a practical, warm, and authentic retreat.

As soon as you enter, you'll find my entrance, a space that leads you to the upper floors. Here on the ground floor, you'll also find a convenient toilet, a useful storage room for everyday use, and a space under the stairs that's always invaluable for organizing your home.

Going up to the first floor, the area where the house really comes to life opens up: a welcoming and bright living room, and a kitchen perfect for the aromas of home-cooked meals.

Continuing to the second floor, you'll find the sleeping area: a large bedroom, a bathroom with shower, an additional room that could be a second bedroom or a convenient walk-in closet, as well as a storage room above the stairwell, always useful for keeping everything in order.

The house is immediately habitable, with independent methane heating and cast iron radiators, which provide the slow, pleasant warmth typical of old-fashioned homes.

It's the perfect solution for anyone looking for a simple yet welcoming home, a move-in ready solution, a base in Tuscany, and a practical investment in the center of Borgo a Mozzano.

I don't have a garden or a courtyard, it's true.

The ground floor also includes a spacious and convenient cellar with independent access from the outside, a very useful space for storing bicycles, tools, objects, and anything else you don't need in everyday life, thus keeping the house tidy and functional.

But I have something that is often worth more: the practicality, the warmth of a lived-in home, and the possibility of becoming your new beginning.

If you're looking for an authentic home, ready to welcome you without complications, I might be just the right one for you.

The house has approximately 105 square meters of living space and 70 square meters of usable space.

It is located in the Province of Lucca, in the municipality of Borgo a Mozzano, 20 minutes from Lucca and close to all the major tourist centers of Tuscany and Versilia.

Shops and more: in the center - Lucca: 23 km - Pisa: 45 km - Versilia: 50 km - Florence: 75 km - Garfagnana: 30 km - Abetone: 50 km.

Energy Class G - EP gl,nren 393.57 kwh/m2 per year.

For sale. Townhouse. Borgo a Mozzano. Lucca. Tuscany.

For information, contact us at 347/3225117.

## Property Informations

**Zip Code:** 55023

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Good

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Kitchen:** Kitchenette

## Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 6 □

Fastweb Coverage

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Football Fields

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

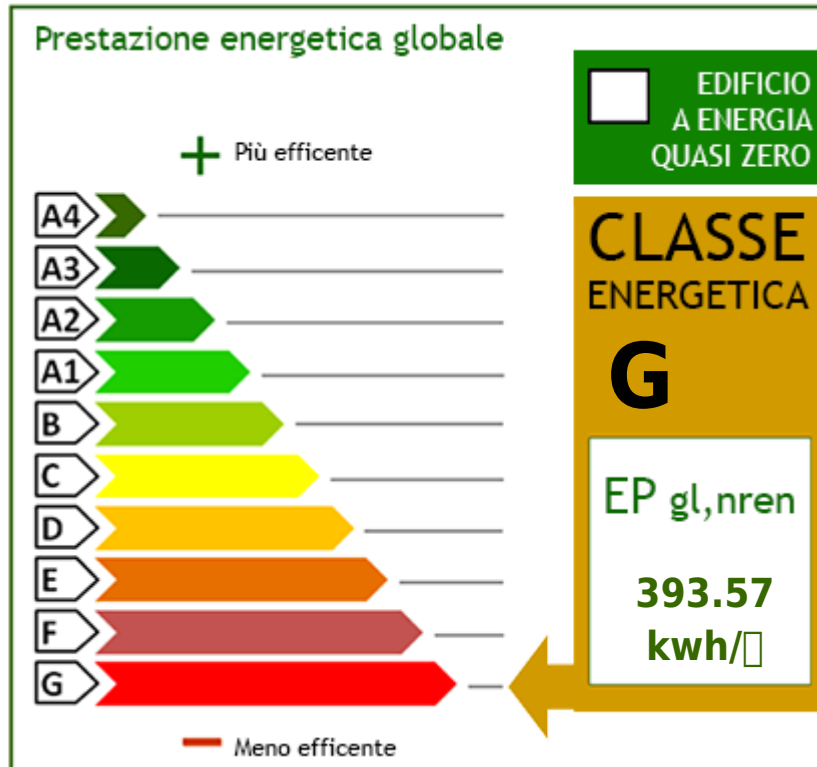
Schools

High Schools

Cafe

Post Offices

Shopping Centers





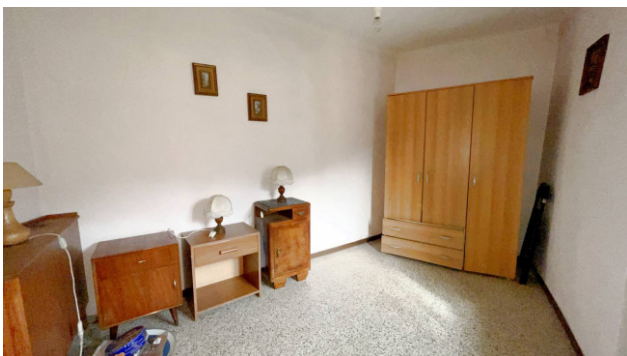
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Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



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