

## Rustics a Castiglione di Garfagnana

### € 180.000

### Ref. 2168



### 350 sq.m | Rooms: 5

**CASALE DELLA PIETRA ANTICA** In the charming municipality of Castiglione di Garfagnana, in the Solceta area, a short distance from Pieve Fosciana and immersed in the unique scenery of the Apuan Alps, we offer for sale a charming rural complex with great potential, surrounded by pristine nature and open views that offer tranquility and authenticity.

The property spans approximately 290 square meters and retains all the charm of traditional Tuscan stone architecture. Currently in need of renovation, it offers an extraordinary opportunity to create a custom-built residence, combining tradition and modern comfort. The space allows for a spacious living area with a fireplace, an eat-in or open-plan kitchen, and an ideal layout with four bedrooms and three bathrooms, plus potential additional spaces such as a study, relaxation area, or independent units, perfect for hosting guests or starting a hospitality business.

The property is currently registered as a rural building, with the possibility, subject to obtaining the necessary planning permission, of being converted into a residential dwelling, thus offering further value and design flexibility.

The property includes a large expanse of agricultural and wooded land, approximately 6 hectares, which guarantees privacy and a variety of uses, from creating gardens and outdoor spaces to more structured projects such as a swimming pool or agritourism, all in a setting of natural beauty.

This property is the ideal solution for those who wish to live or invest in an authentic location, where they can build a personal or business project surrounded by nature, transforming a farmhouse rich in history into a unique and characterful home.

Distances: Castelnuovo Garfagnana: 2 km - Lucca: 45 km - Pisa (airport): 90 km - Versilia: 65 km - Florence: 115 km - Garfagnana: in the heart (0 km) - Abetone: 55 km

Commercial area 350 sq m - Usable area 290 sq m - Land 60,000 sq m.

For Sale. Rustic house. Castiglione Garfagnana. Lucca. Tuscany.

## Certification

**Energy Class:** NA - Not Applicable

## Property Informations

**Zip Code:** 55033

**Rooms:** 5

**State of Preservation:** Be Restored

**Age Construction:** 1900

**Current Status:** Free to the contract

**Garden:** Private, 3.000 sq.m

## Nearby

Gyms

Football Fields

Tennis Courts

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices



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