

Rustic a Castiglione di Garfagnana

€ 210.000

Ref. 2169



420 sq.m | Bedrooms: 5 | Rooms: 9

CASALE DELLA VALLE VERDE In the heart of Garfagnana, in the Solceta area of the municipality of Castiglione di Garfagnana, immersed in the authentic and pristine scenery of the Apuan Alps, we offer for sale a charming stone farmhouse with great potential, surrounded by nature, silence and open views that convey a sense of peace and uniqueness that is difficult to replicate.

The farmhouse is spread over three levels with a total surface area of approximately 420 m², offering spacious and well-distributed rooms.

The basement features spacious cellars, ideal for conversion into utility rooms, relaxation areas, taverns, or utility rooms.

The ground floor houses the main living spaces and is distinguished by the presence of a terrace overlooking the greenery, perfect for imagining a bright living area with a fireplace, a convivial kitchen, and rooms dedicated to everyday life.

The first floor is naturally intended for the sleeping area, where it is possible to create bedrooms and bathrooms ensuring comfort, privacy and perfect organisation of space.

Currently in need of renovation, the property represents an extraordinary opportunity to create a charming home or develop a hospitality project, enhancing the original charm of the stone and traditional structures.

Completing the property is a vast expanse of agricultural and wooded land, approximately 6 hectares, which guarantees absolute privacy and endless possibilities, from creating gardens and outdoor spaces to more structured projects such as a swimming pool or agritourism activities.

There's also an old wood-fired oven outside, in need of renovation, a charming feature that offers the opportunity to fully enjoy the outdoor spaces, ideal for convivial moments and for rediscovering the traditions of Tuscan cuisine.

A rare property for those looking to live or invest in an authentic setting, far from the hustle and bustle, in the green heart of Tuscany.

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 420 sq m - Usable area 320 sq m - Land 60,000 sq m.
For Sale. Rustic house. Castiglione di Garfagnana. Lucca. Tuscany.

Certification

Energy Class: NA - Not Applicable

Property Informations

Zip Code: 55033

Bedrooms: 5

Rooms: 9

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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