

Townhouse a Borgo a Mozzano

€ 50.000

Ref. 317



95 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

CASA MOLARE For sale Townhouse to be renovated with hut and garden/olive grove in a small village of houses on the hills, located 3 km from the capital of Borgo a Mozzano.

The town of Butia is located halfway up the hill that embraces Borgo a Mozzano, and is surrounded by woods and olive trees. The community is inhabited today by a few families who still live off the land, produce oil, wine, fruit and cultivate vegetable gardens.

In the center of the hamlet there is a small chapel better known in itineraries as the "Oratorio di San Michele Arcangelo", owned by the entire community, which can be visited to experience a moment of peace and prayer.

We are selling a residential house, which was certainly a portion of a larger peasant residence, currently in need of modernization with a two-storey stone hut, with adjacent land, wood-burning oven and olive grove with around 50 plants.

The house has a useful surface area of approximately 60 m2. and commercial area of approximately 95 m2, and is arranged on three floors.

On the ground floor it consists of a loggia, kitchen with fireplace, stairs and toilet, on the first floor a hallway, living room, bathroom with shower and terrace, on the second and last floor there are two small bedrooms and a hallway.

The house has no heating system and requires modernization works.

Beyond the road, and in front of the house, we have the area where you can park a car, then we have the stone hut used as a warehouse on two floors and the small garden with oven which allows you to spend pleasant and fun moments with friends outdoors and the family.

The hut has a surface area of approximately 22 m2. overall profits, while the garden is approximately 225 m2. The olive grove is approximately 1350 m2. and has about 50 plants. In addition to this, the 1/3 share of the land behind the hut of approximately 180 m2

is sold.

The building is located a 5-minute drive from Borgo a Mozzano with all services and the main road at the bottom of the valley. The property is located in the province of Lucca, in the municipality of Borgo a Mozzano, an hour's drive from all the major tourist centers in Tuscany. Shops and more: 3 km - Lucca: 25 km - Pisa: 42 km - Versilia (Sea): 45 km - Florence: 90 km - Garfagnana: 28 km - Abetone (Ski): 48 km. Energy Class G Ipe 259.60 kwh m2/year - EPI Envelope Index 159.048 kwh/m2 year.

For information contact us on 347/3225117.

Certification

Energy Class: G

EPI: 259.60 kwh/□

Property Informations

Zip Code: 55023

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: To Be Cleaned

Level: Multi-Storey

Total Floor: 3

Parking: Uncovered Parking

Current Status: Free to the contract

Terrace: Present, 6 sq.m

Garden: Private, 225 sq.m

Kitchen: Regular Kitchen

Features

Terrace: 6 □

Tv Antenna: Autonomous

Fireplace

Shower

Wooden Window Frames

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



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



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



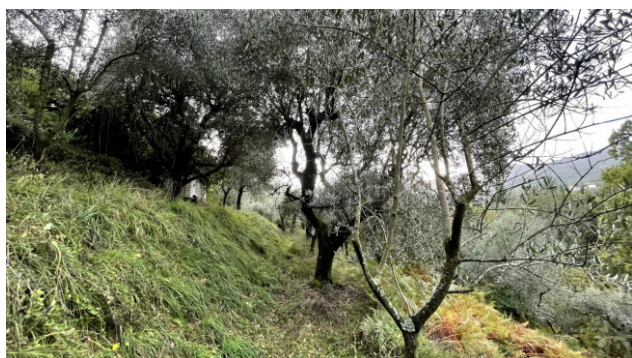
SELECT IMMOBILIARE

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



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



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



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