

## Townhouse a Borgo a Mozzano

### € 160.000 negotiable

### Ref. 502



### 145 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

IL CANARINO - Terraced house with small garden for Sale in Tuscany, immersed in the green hills of the first Apennines of the Mediavalle del Serchio.

The municipality of Borgo a Mozzano is located at the entrance to the Serchio Valley about 20 km from Lucca. The oldest testimonies date back to the period of the Countess Matilde di Canossa, but the territory of Borgo a Mozzano was inhabited by Ligurians, Etruscans and later the Romans passed through. The territory of Borgo a Mozzano was crossed by the Via Clodia (ancient Roman road which, going up the Serchio river, crossed the Garfagnana and connected Lucca to Luni). The municipality of Borgo a Mozzano today includes 17 hamlets: Anchiano, Cerreto, Chifenti, Corsagna, Cune, Dezza, Diecimo, Domazzano, Gioviano, Motrone, Partigliano, Piano della Rocca, Oneta, Rocca, San Romano, Tempagnano, Valdottavo.

A stone's throw from the comforts of the capital, in a small hamlet, for sale a newly built terraced house still in its raw state, arranged over three floors including the basement, with a commercial area of approx. 145.00.

The house is accessed directly from the street in front of the town hall and you enter the small garden.

It consists of two large cellar rooms in the basement.

On the ground floor we have the garden on three sides, the entrance into the living room, kitchen/dining room, hallway and bathroom.

On the first floor there is a double bedroom with terrace, a bathroom and two single bedrooms.

The garden is partly paved with a sidewalk and partly with grass and is placed on the three sides of the building and is approximately 150.00 m2.

The property is not habitable because it was not intentionally finished by the owner. It requires floors, fixtures and the construction of all systems (possibility of underfloor heating), so it can be totally customized by the buyer.

It is located in the Province of Lucca, in the municipality of Borgo a Mozzano, and an hour's drive from all the major tourist centers of Tuscany and Versilia. Public transport in the hamlet and train station less than 1km away.

Distances: Shops: 2 km - Lucca: 23 km - Pisa (airport): 45 km - Versilia (sea): 50 km - Florence: 75 km - Garfagnana: 30 km - Abetone (ski slopes): 50 km.

Energy class not present because unfinished.

Useful surface area of the house 85.00 m2. Usable area cellars sqm. 37.00 Commercial area 145.00 sq m.

Sale. Townhouse. Lucca. Borgo a Mozzano.

For information contact us on 347/3225117.

## Certification

**Energy Class:** NA - Not Applicable

## Property Informations

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 5

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Balconies:** Present, 7 sq.m

**Garden:** Private, 150 sq.m

**Kitchen:** Kitchenette

## Features

ADSL Coverage

Cellar: 37 □

Fastweb Coverage

Shutters

## Nearby

Public Transport





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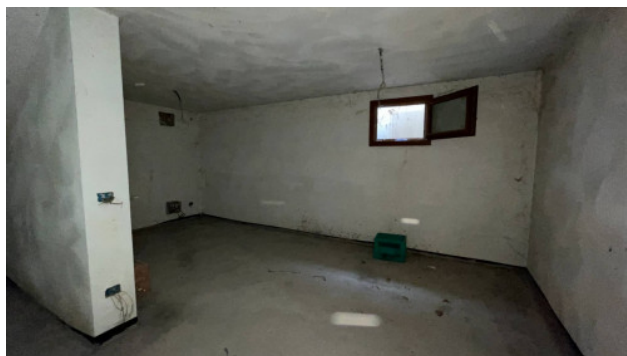
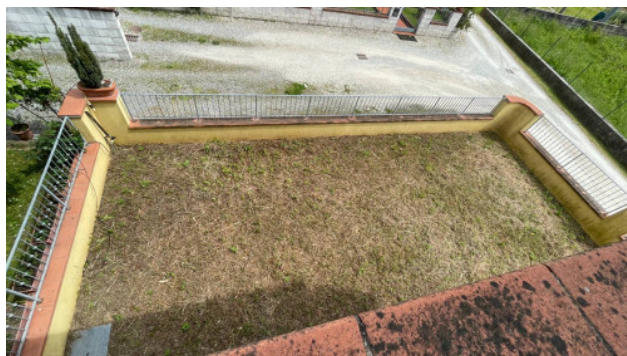
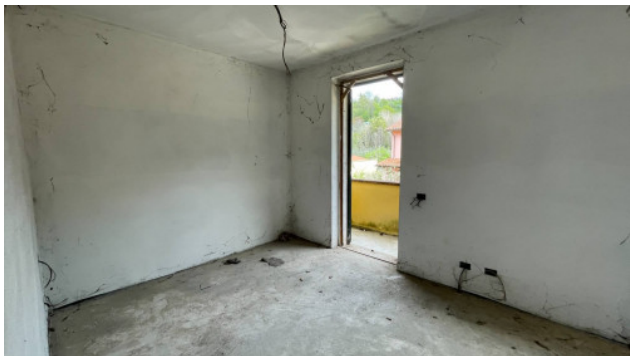
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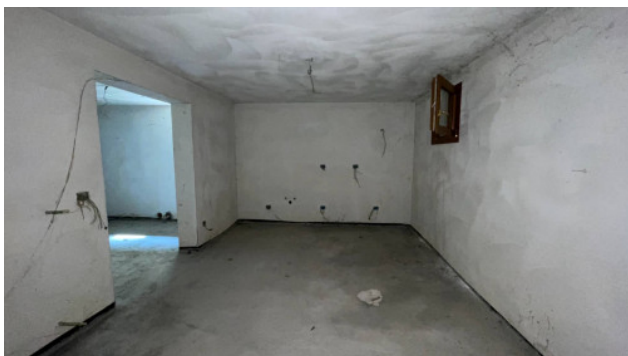




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