

Independent Apartment a Minucciano Albiano € 85.000 Ref. 1083



145 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

Apartment for sale in Tuscany, "Casa della Pergola", in the municipality of Minucciano close to the Passo dei Carpinelli. This independent apartment of +/- 145 m² is situated at the beginning of the village of Albiano. ground floor with a nice pergola, basement/garage of 24 sqm. and exclusive garden of 200 sqm. with privative access and gate. The apartment is part of a larger building built in 1970 and in good condition of conservation and maintenance, composed by 2 units completely independent one to the other. The garden has a lot of fruit trees and private access, the garage and/or basement has in front of it a large grape arbour, very useful in summer for protecting from the sun during lunches outside. Following the external stairs we reach to a balcony overlooking the Valley, from which one enters directly into the entrance/living room with fireplace, dining room with fireplace, kitchen, storage room, hallway, bathroom with tub/shower and two double bedrooms. The property is structurally in very good condition, windows are single glazed and the framework is on wood, wooden shutters, marble flooring and ceramics, wood panelled interior doors, utilities all tied and independent heating LPG boiler to be overhauled. The property is located in the province of Lucca, in the municipality of Minucciano in the village of Albiano, located on the border with the high Garfagnana and Lunigiana, for just over an hour drive from all major tourist centres of Tuscany. This area is surrounded by the highest peaks of the Apuan Alps, from Monte Sella Pizzo d'uccello from Pisanino, whose 1945 metres is the highest peak of the Apuan Alps, to the Tambura and Grondilice, but also reaches the foothills of the Apennines, with Passo dei Carpinelli (1 km), 842 metres above sea level, situated in a landscape of indescribable beauty and dominated by the Monte Argegna (at 3 km), 1019 meters above sea level, with his white sanctuary of the Madonna della Guardia. Beautiful mountainous area surrounded by chestnut woods and famous for its typical products, like spelt, chestnut flour, cheese, mushrooms, and

ham. Nearby public transport and train station is 3 km away. Distances-Aulla: 27 km-Pisa: 91 km-La Spezia: 45 km-Florence: 145 km-Castelnuovo di Garfagnana: 28 km-Lucca: 74 km-Cerreto Laghi: 45 km-Versilia: 70 km. Energy efficiency class G-EP gl, NRENs 201.2690 kwh/m2 per year. Commercial surface mq. 145. Usable area sqm. 76 sqm. For information contact us at 347/3225117.

Property Informations

Bedrooms: 2

Bathrooms: 1

Rooms: 4

State of Preservation: Good

Level: Ground Floor

Total Floor: 3

Age Construction: 1975

Current Status: Free to the contract

Balconies: Present, 16 sq.m

Garden: Private, 200 sq.m

Kitchen: Kitchenette

Features

Tv Antenna: Autonomous

Closet

Cellar: 25 □

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

Nearby

Football Fields

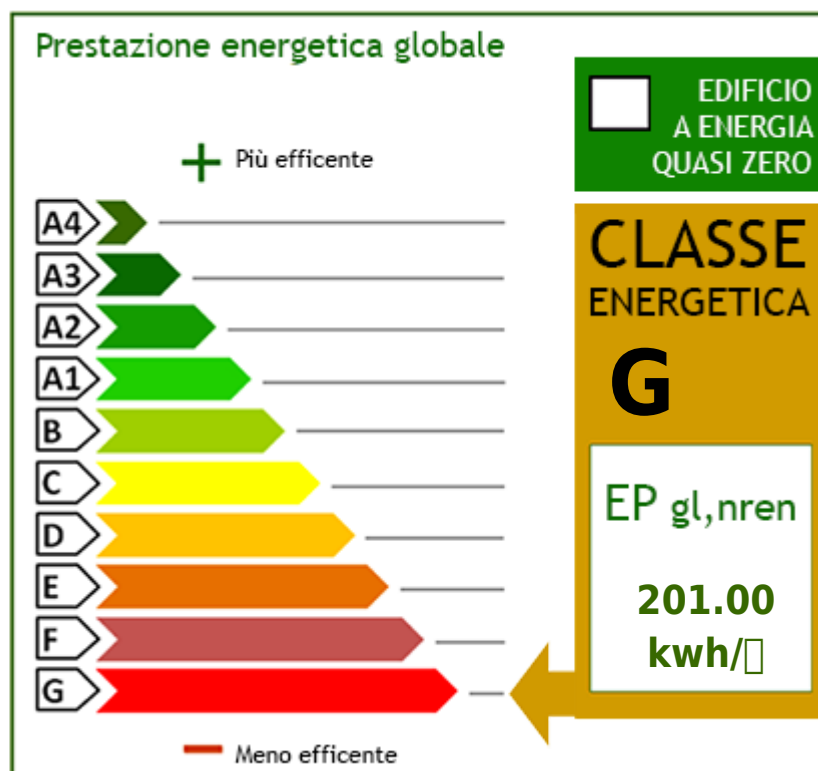
Tennis Courts

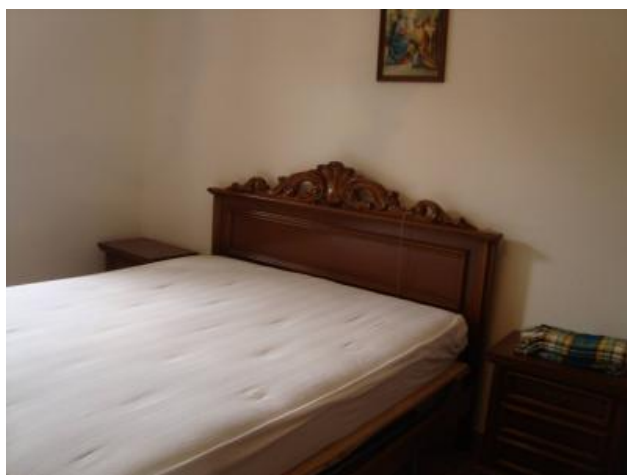
Bike Lanes

Playgrounds

Railway Station

Public Transport





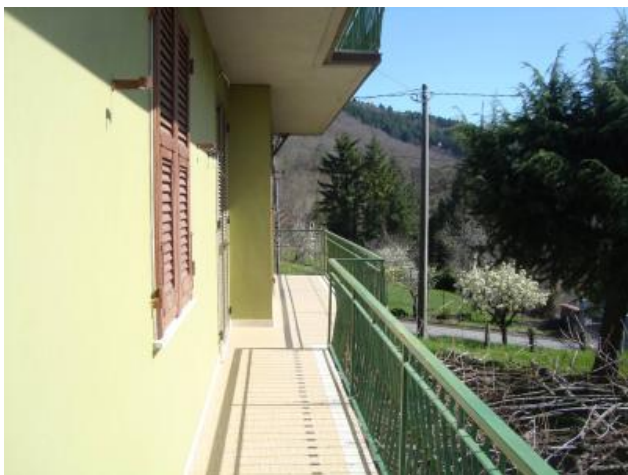
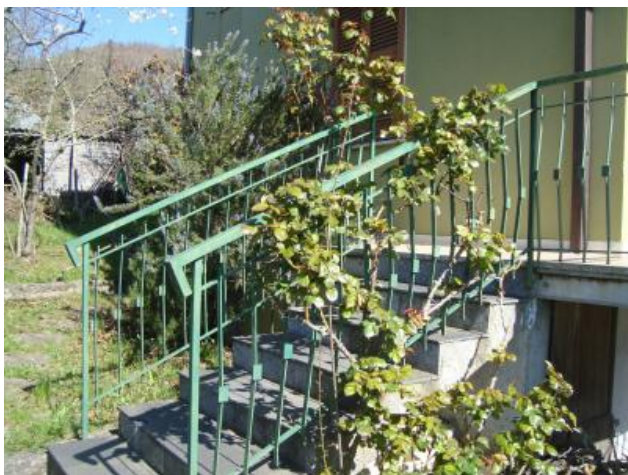
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Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463



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