

## Rustic a Borgo a Mozzano Corsagna € 85.000 negotiable Ref. 312



**230 sq.m | Bathrooms: 1 | Bedrooms: 7 | Rooms: 11**

Rustic stone building for sale in Tuscany, in the town of Borgo a Mozzano, called the "Blackbird House". Nestled in the hills and Woods around the village of Corsagna, vendesi Rustico totally independent and to renovate broken down into two units, built in stone-face view of about 230 m<sup>2</sup>. commercial. It is spread over three floors including terrestrial and accompanying shed, oven, cellar and surrounding land for about 25,000 square meters. The property is quite isolated, it is located about 1 km from the main road, and access is provided by a municipal road partly and partially vicinale passable by 4x4s. It is a charming property being located on a small hill, with beautiful landscaping. It was once inhabited by two families totally self-sufficient, and their livelihood was assured by the cultivation of all surrounding terraced fields and farming of animals. Now, abandoned for over 50 years, wait until someone purchases to bring it back to its origins of habitation "peasant", with a complete renovation. The property consists of buildings built completely in stone-face view on three floors and divided into two units, a smaller one on the ground floor and the other to the two upper floors. On the ground floor we have a room, a kitchen with fireplace and stone sink, a large room room closet use subscale, oven, shed and cellar; on the first floor with access from external stairs we have a small exterior, entrance, kitchen with fireplace and three bedrooms; on the second and last floor we have two atriiums and three rooms. State and finishes: the property is completely to restore both in coverage, in attics and is clearly devoid of all plants. Unsecured loads. Electricity and water are about 1 km, there are no sewers but you may have permission to drain underground. The property is located in the province of Lucca, in the town of Borgo a Mozzano, an hour's drive from all major tourist centres of Tuscany. Shops and other one: 2 km-Lucca: 24 km □ Pisa/Airport: 40 km-Versilia: 52 km-Florence: 92 km-Garfagnana: 32 km-Abetone: 52 km. Energy Class Free. Commercial surface mq. 230.00. Usable area sqm. 175.00 sq m. For information contact us at

347/3225117.

## Certification

**Energy Class:** NA - Not Applicable

## Property Informations

**Bedrooms:** 7

**Bathrooms:** 1

**Rooms:** 11

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Garden:** Private, 25.000 sq.m

**Kitchen:** Regular Kitchen

## Features

Closet

Cellar: 10 □

Fireplace

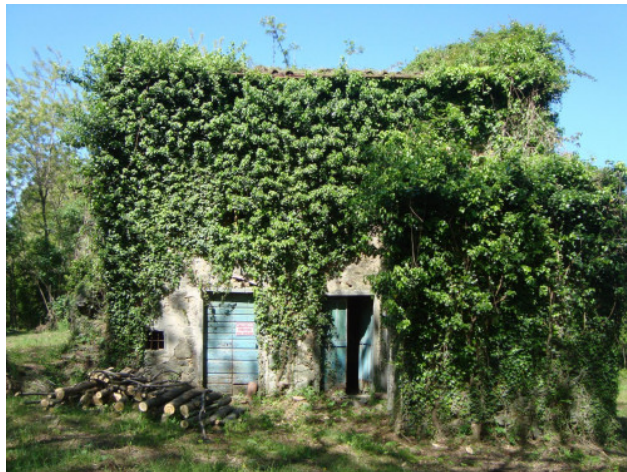




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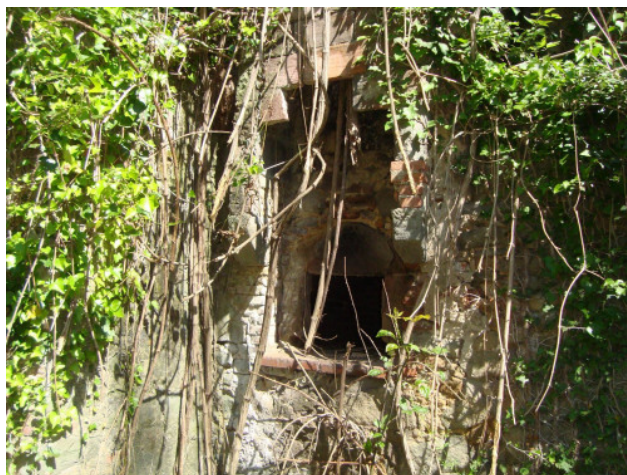




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