

## Palaces a Borgo a Mozzano capoluogo € 165.000 Ref. 1133



**420 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 17**

**PALAZZO DEL PONTICELLO** - Palace for Sale in Tuscany, in the Municipality of Borgo a Mozzano, to be restored. In the historic center of the capital of Borgo a Mozzano, for sale an old building and internally to be restored of approx. 420.00 gross arranged over four floors and consisting of three apartments, a shop and a warehouse as well as a common entrance, stairwell and cellars, also with access from the outside. It brings back the classic characteristics of the "Tuscan" style with ceilings in chestnut beams and joists and the handmade terracotta bricks. It is accessed directly from the main municipal street of the town to the courtyard in front where it is possible to park two cars. The property comprises on the ground floor an entrance and common stairs, a store room with access both from the outside and from the common entrance, a warehouse/garage with access also from the municipal road and from the internal cellars, ideal for bikes/ motorcycle or other, and a cellar compartment for the storage of other material. On the upper floors we find the three apartments all arranged in the same way and of the same size comprising entrance hall, lounge, kitchenette, latrine and two bedrooms. State and finishes: the property has been renovated in the facade, in the roof and wooden window frames with double glazing have been positioned. The interior needs to be completely restored, not in the structure of the attics which are in place, but in the main finishes such as systems, plasters, floors, walls and bathrooms because there are only very old latrines. Utilities not connected. Finally, the central location in the town represents a last important factor of the property, as it is within walking distance of the main services such as shops, pharmacy, bank and more. 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 of Tuscany. Shops and more: in the center - Lucca: 22 km - Pisa: 38 km - Versilia: 50 km - Florence: 90 km - Garfagnana: 30 km - Abetone: 50 km. Unit n.1 Energy Class G - EP glnr 481.7330 kwh/m<sup>2</sup>; Unit n.2 Energy Class G - EP

glnr 459.3280 kwh/m<sup>2</sup>; Unit n.3 Energy Class G - EP glnr 457.3140 kwh/m<sup>2</sup>; Unit n.4 Energy Class G - EP glnr 456.9090 kwh/m<sup>2</sup>. Total gross area 420.00 m<sup>2</sup>. For information contact us on 347/3225117.

## Property Informations

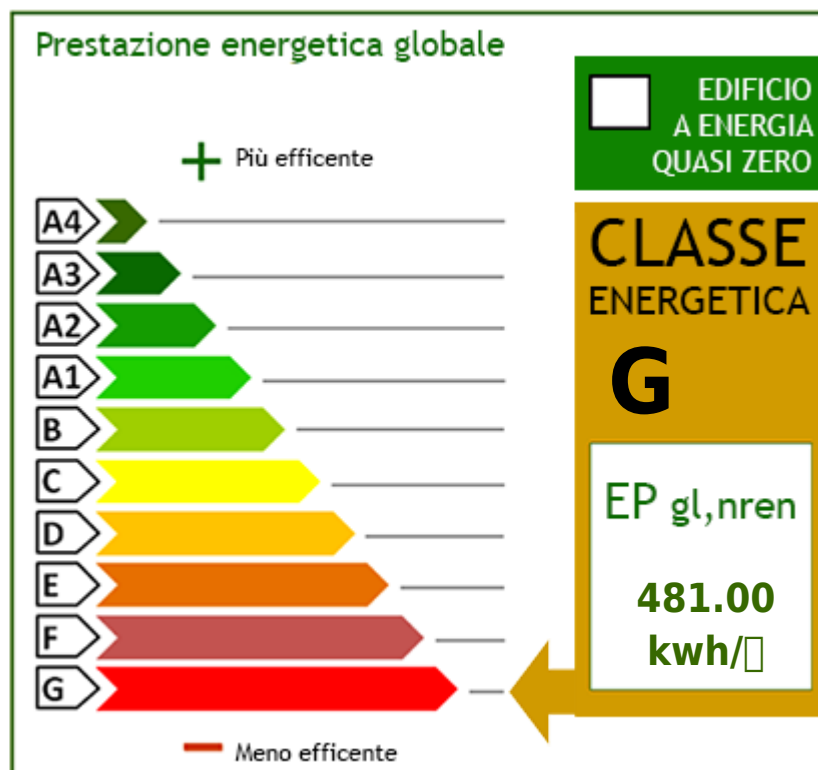
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 3
<b>Rooms:</b> 17	<b>State of Preservation:</b> Be Restored
<b>Level:</b> Multi-Storey	<b>Total Floor:</b> 4
<b>Parking:</b> Carport	<b>Current Status:</b> Free to the contract
<b>Kitchen:</b> Kitchenette	<b>Box:</b> Single

## Features

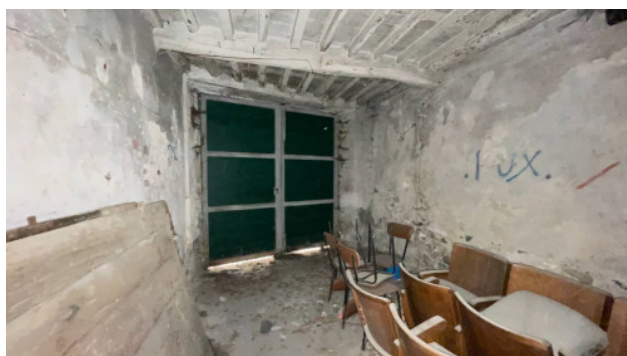
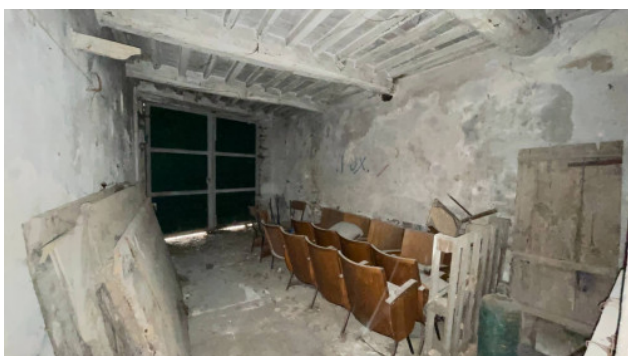
ADSL Coverage	Cellar: 15 □	Fastweb Coverage
Fireplace	Wooden Window Frames	Shutters

## Nearby

Gyms	Football Fields	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Municipal Offices



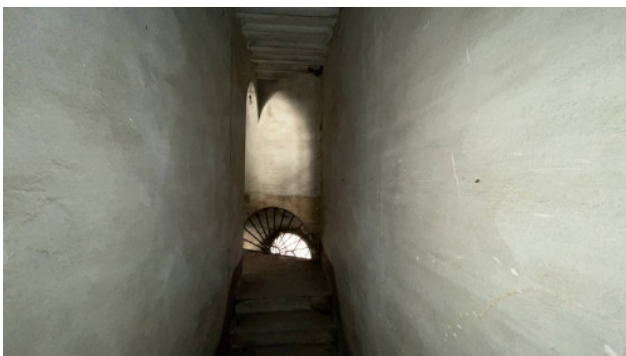
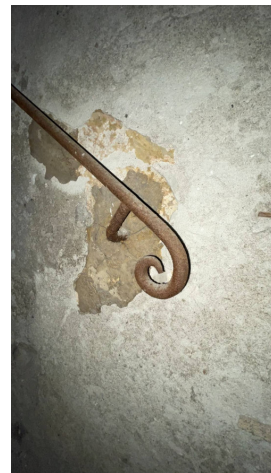




#### SELECT IMMOBILIARE

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





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