

# Townhouse a Borgo a Mozzano

## San Romano

### € 47.000

### Ref. 1436



**180 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

CASA SPOLITANO, a peaceful haven in the greenery of Tuscany. I'm located in Tuscany, in the municipality of Borgo a Mozzano, more precisely in the hamlet of San Romano, an ancient and charming village nestled in the hills about 450 meters above sea level. Here, among the woods and the tranquility, I preserve my story and await those who wish to write the next chapter of their lives with me.

I am a terraced house with 180 sq m of commercial space and 100 sq m of usable space, arranged over three floors.

I welcome you from a shared staircase on the ground floor that leads to my habitable terrace, covered by a vine-covered pergola: the perfect spot for relaxing al fresco. From here, you enter directly into the living room, the heart of my first floor, which also includes a kitchen with a wood-burning fireplace, a hallway, and a bathroom with a bathtub.

Upstairs I have two bright bedrooms, a hallway and a large closet/wardrobe room.

But that's not all: from the ground floor, via a trapdoor and internal stairs, you can reach my basement rooms, currently used as cellars and a laundry room, but easily converted into a cozy tavern. My cellars also have two independent entrances from the outside.

I have an independent diesel heating system, double-glazed wooden window frames, and terracotta floors that express my authenticity. I'm already habitable, but I still need some maintenance work to get it back to its former glory.

Shops and more: 4 km - Borgo a Mozzano: 6 km - Lucca: 35 km - Pisa: 51 km - Versilia: 60 km - Florence: 105 km - Garfagnana: 21 km - Abetone: 52 km.

Energy Class G - IPE 450.53 kwh/m2 per year.

Commercial area 180.00 sq m. Usable area 100.00 sq m.

For information, contact us at 347/3225117.

## Certification

**Energy Class:** G

**EPI:** 450.53 kWh/□

## Property Informations

**Zip Code:** 55023

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Discreet

**Level:** Multi-Storey

**Total Floor:** 3

**Terrace:** Present, 10 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 40 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Public Transport



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Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
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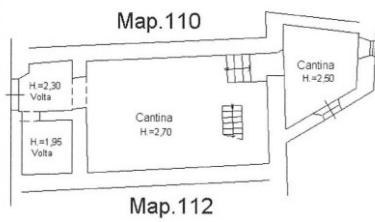
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Piano Terra



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