

## Townhouse a Borgo a Mozzano San Romano € 95.000 negotiable Ref. 1451



**230 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7**

CASA SAN ROCCO - 1600 manor house with garden and "metato" for Sale in Tuscany, in the municipality of Borgo a Mozzano, called "SAN ROCCO", located in the first slopes of the Tuscan Apennines, 4 km from the road at the bottom of the valley, in the fraction of San Romano at about 450 meters above sea level, immersed in the greenery and tranquility of the woods. In its historical centre, in a slightly secluded position, we find this old manor house on three floors (including the basement), with an exclusive garden of 500.00 m2. and hut to be restored for "metato" use on two floors of approximately 50.00 m2. The property is accessed from the town's municipal streets but cannot be reached by car because it is too narrow. A beautiful staircase leads to the entrance of the house equipped with a beautiful stone portal from the 1600s. You enter directly into an entrance/living room which leads to the hallway where the stairs to the sleeping area on the first floor and to the cellars of the basement; we also have on the same floor an eat-in kitchen and another room used as a bedroom. On the first floor there are three bedrooms and a bathroom with tub. In the basement with access also from the outside we have three rooms used as cellars. The house is to be restored as it hasn't been inhabited for about 40 years now, the systems are not present and those that do exist are clearly not up to standard; even the fixtures need to be replaced. The roof is in excellent condition as it was renovated about 10 years ago. Next to the building, 3 meters from the house, but beyond the municipal road, there is a beautiful raised garden of about 500 m2. on which there is a "metato", a stone hut on two floors in which the chestnuts were dried. Later the chestnuts were ground, and a flour was obtained with which many traditional dishes were made. Typical Tuscan structure with beams and rafters in chestnut and terracotta bricks. The property is suitable for use as a main residence, as a second home or as a holiday home; there is in fact the possibility of building a swimming pool in the adjacent garden. It 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 and Versilia. Shops and more: 8 km - Borgo a Mozzano: 14 km - Lucca: 30 km - Pisa: 50 km - Versilia: 65 km - Florence: 104 km - Garfagnana: 19 km - Abetone: 53 km. Energy Class G - EPgl, nren 392.26 kwh/m2 year. Commercial property area sqm. 230.00. Useful Surface Area sqm. 95.00. For information contact us on 347/3225117.

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 7

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Age Construction:** 1655

**Current Status:** Free to the contract

**Garden:** Private, 500 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

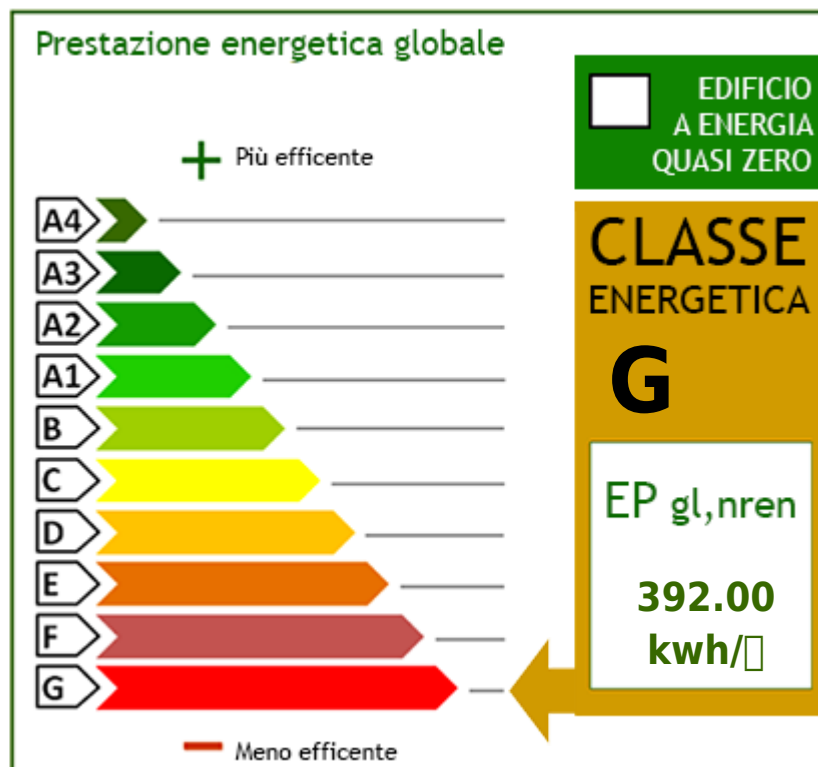
Cellar: 70 □

Fireplace

Wooden Window Frames

## Nearby

Public Transport





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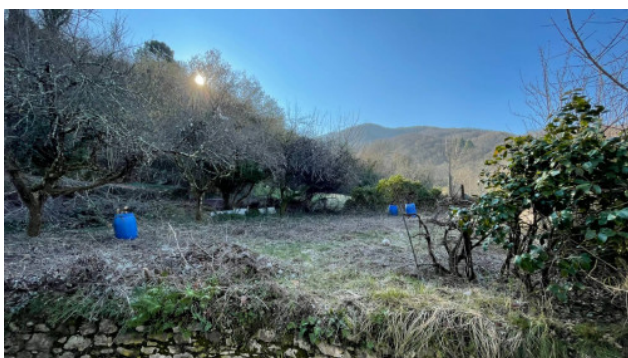
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