

Townhouse a Careggine Vianova € 230.000 Ref. 1546



130 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Beautiful terraced house/hut with swimming pool for Sale in Tuscany, in the municipality of Careggine, called CASA MINOU', located in the Upper Garfagnana, about 1,100 meters above sea level and 100 meters from the ski slopes and ski lifts. It is surrounded by green mountains in summer and white snow in winter. Peace reigns here in all seasons, even if the locality is well known and popular. It is located about 2 hours from all the major tourist centers of the region, and enjoys a beautiful view of the valley below. The property for sale consists of a semi-detached house next to others, built as a hut on four floors including the basement and attic, for a total commercial area of approximately 130.00 m2. and a useful area of approx. 108.00. The locality is easily reached by means of the municipal road, and from which a common road leads directly to the private garden of the house of about 95.00 square meters. In addition to the exclusive garden, the villa comprises a porch under which it is very nice to eat and relax, from which we enter the house directly into the living/dining room with wood-burning fireplace, partially open stairs to the living room and kitchen; in the basement we have a bedroom with closet and a small bathroom with shower; on the first floor, paved in parquet, we find another bedroom and another bathroom with shower; in the attic floor, also paved with parquet, another very comfortable and welcoming double bedroom has been created. State and finishes: excellent internal and external maintenance conditions, with terracotta-type stoneware floors, parquet, double-glazed wooden window frames with well-made wooden shutters. A beautiful heated swimming pool of 18.00 m2 has been built. and a barbecue area. Services and utilities: all the necessary utilities are present such as water (from the municipal aqueduct), LPG gas (from the town's pipeline) and electricity. Uses and potential: there are many uses for this beautiful property for sale. The location in the upper Garfagnana and in the greenery of Tuscany makes it a possible permanent residence for those who want

tranquility a few km from the town but in the mountains, or a second home for reverse skiing and beautiful summer excursions, all close to the attractions of Versilia and historic cities such as Lucca, Pisa and Florence. It is located 100 meters from the departure of the ski lift and the ski slopes. Distances - Careggine: 5 km - Castelnuovo di Garfagnana: 15 km - Lucca: 56 km - Pisa: 78 km - Florence: 125 km - Barga: 25 km - Abetone (ski slopes): 60 km - Versilia (sea): 65 km. Energy Class D - Global Energy Performance Epgl, nren 77.62 kwh/m2 year. For information contact us on 347/3225117.

Property Informations

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 4

Age Construction: 1991

Current Status: Free to the contract

Garden: Private, 95 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Closet

Fireplace

Parquet

Wiring: By Law

Shower

Wooden Window Frames

Shutters

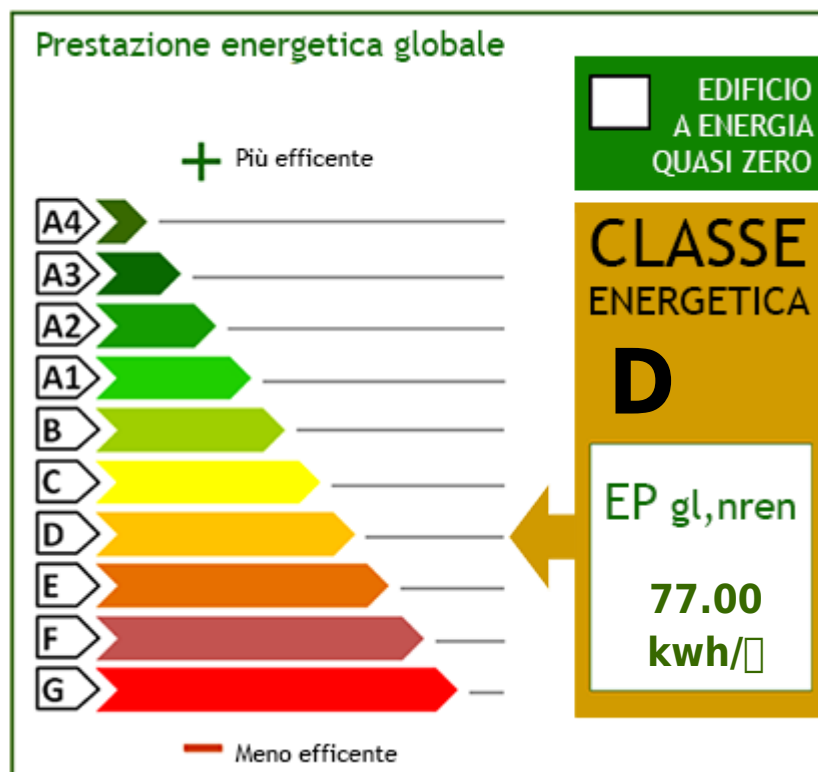
Nearby

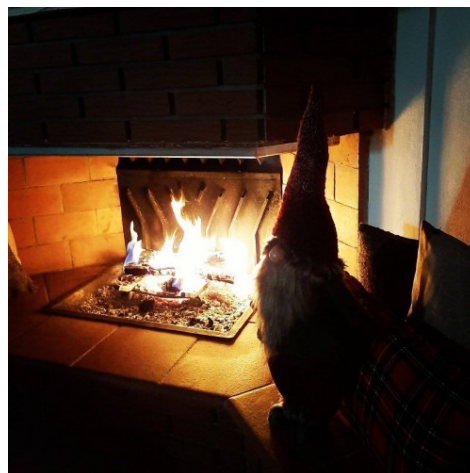
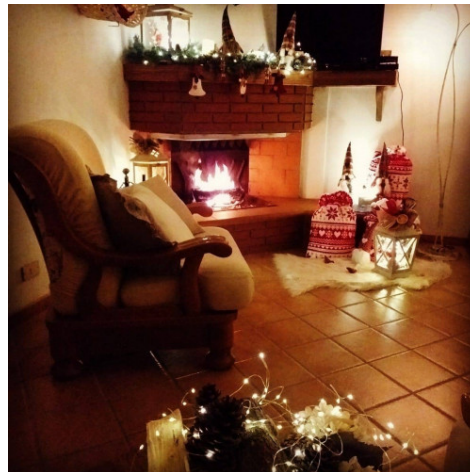
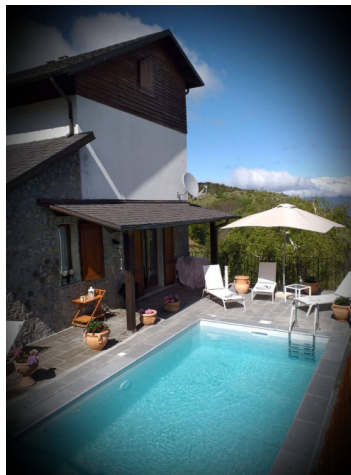
Fitness Centers

Bike Lanes

Public Transport

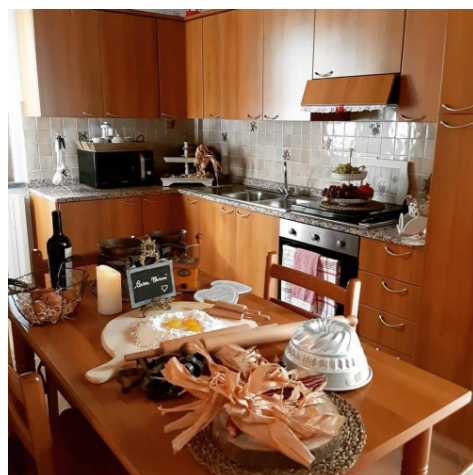
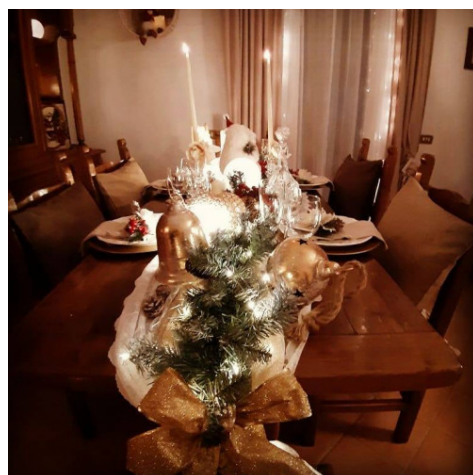
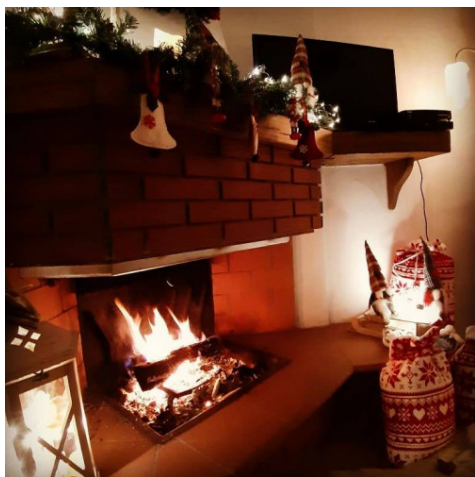
Cafe





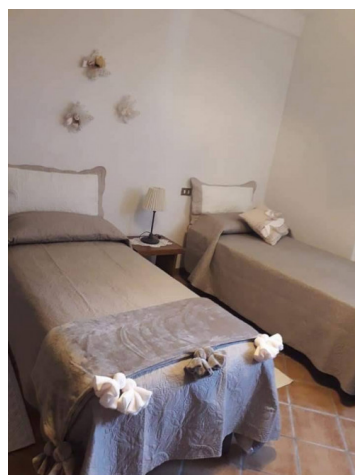
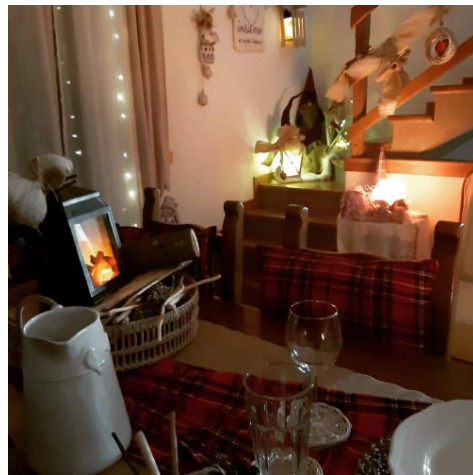
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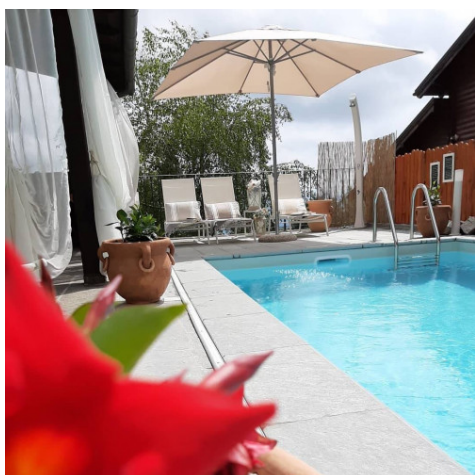
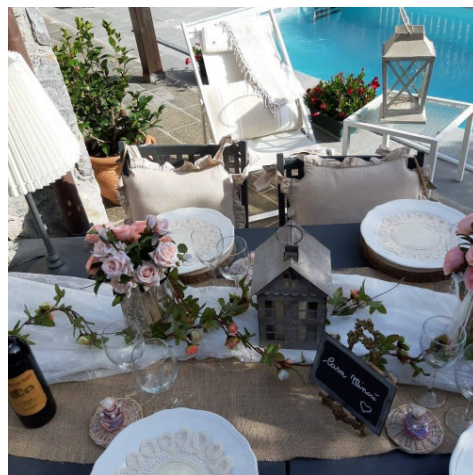
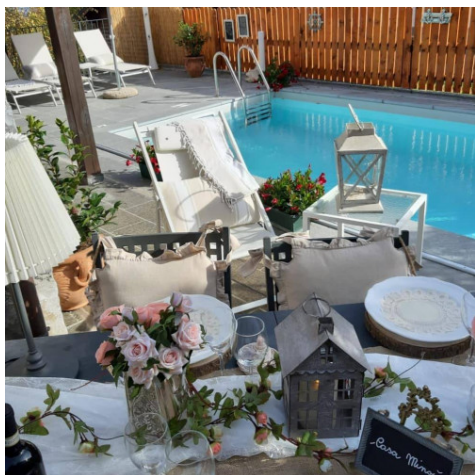
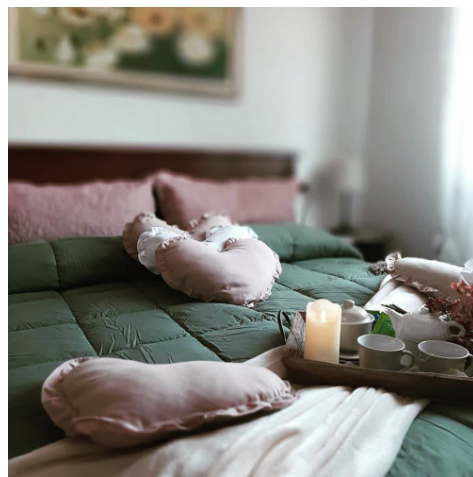
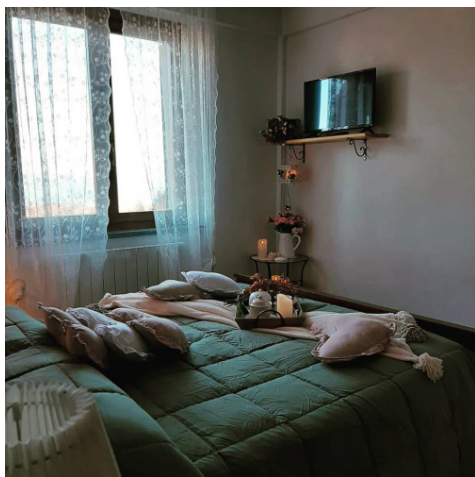
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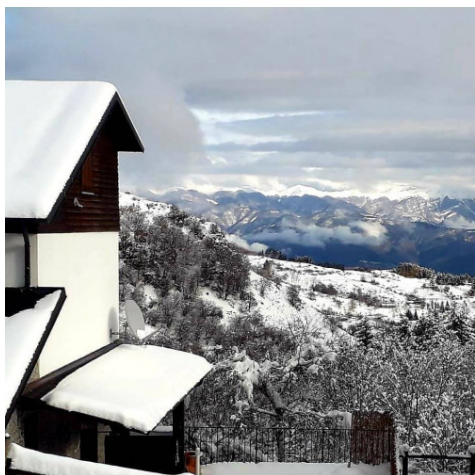
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