

Farm holiday a Fabbriche di Vergemoli

€ 950.000 negotiable

Ref. 1729



410 sq.m | Bathrooms: 7 | Bedrooms: 7 | Rooms: 14

Sale Farm "THE CASAL OF RUSCELLI", located in the valley of the Turrone River in the municipality of Vergemoli Factory, one of the smallest municipalities in Italy. It is accessed by the well-marked junction in the provincial road "Lodovica" that crosses all of Garfagnana, walking for a few km an enchanting road along the artificial lake formed by the river, and with some old tunnels. The property, located in one of the smallest municipalities in Italy is within the Garfagnana nature park away from industrial areas and noise and immersed in the greenery of the mountain village, has a property comprising the stream with a natural basin where you can bathe surrounded by a surreal atmosphere surrounded by plants of all kinds and chestnuts secular. The property consists of a large stone building completely renovated with the typical materials of the place, such as chestnut beams and terracotta mezzanine, in which there are 5 apartments of various sizes beyond entrance and common areas for a total area of about 410.00 square meters. In addition to this, in the large and manicured garden we have a relaxation area with pergolas, tables and barbecue area, a beautiful swimming pool in which you can relax in total tranquility, and an area used as a decentralized parking lot for about 10/15 cars. Until a few years ago, the Casale dei Ruscelli offered the possibility of renting the premises and spaces for use weddings, communions, creams and aziendali parties. Now the property has been rented as a whole and for some years it has been on income. The various units are in good condition of storage and maintenance and do not require any kind of intervention at the moment. Gpl autonomous heating system. It is located in Lucca Province, in the municipality of Vergemoli Factories, and an hour's drive from all the major tourist centers of Tuscany and Versilia. Shops and more: 4 km - Lucca: 30 km - Pisa (airport): 50 km - Versilia (sea): 55 km - Florence: 100 km - Garfagnana: 18 km - Abetone (ski slopes): 52 km. Unit 1 Energy Class G - EPgl,nren 271.18 kwh/sqm. Year. Unit 2 Energy Class G - EPgl,nren 263.54 kwh/sqm. Year. Unit 3 Energy Class G - EPgl,nren 222.46 kwh/sqm. Year. Unit 4 Energy Class G - EPgl,nren 399.62 kwh/sqm. Year. Unit 5 Energy Class G - EPgl,nren 501.40 kwh/sqm. Year. Total area manufactured sqm. 410.00. Land area sqm. 5550.00. Sale. Agriturismo. Vergemoli

factories. Lucca. Tuscany. For information contact us on 347/3225117.

Property Informations

Zip Code: 55020

Bedrooms: 7

Bathrooms: 7

Rooms: 14

State of Preservation: Restored

Level: Multi-Storey

Total Floor: 3

Parking: Uncovered Parking

Current Status: Free to the contract

Garden: Private

Kitchen: Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Cellar

Fireplace

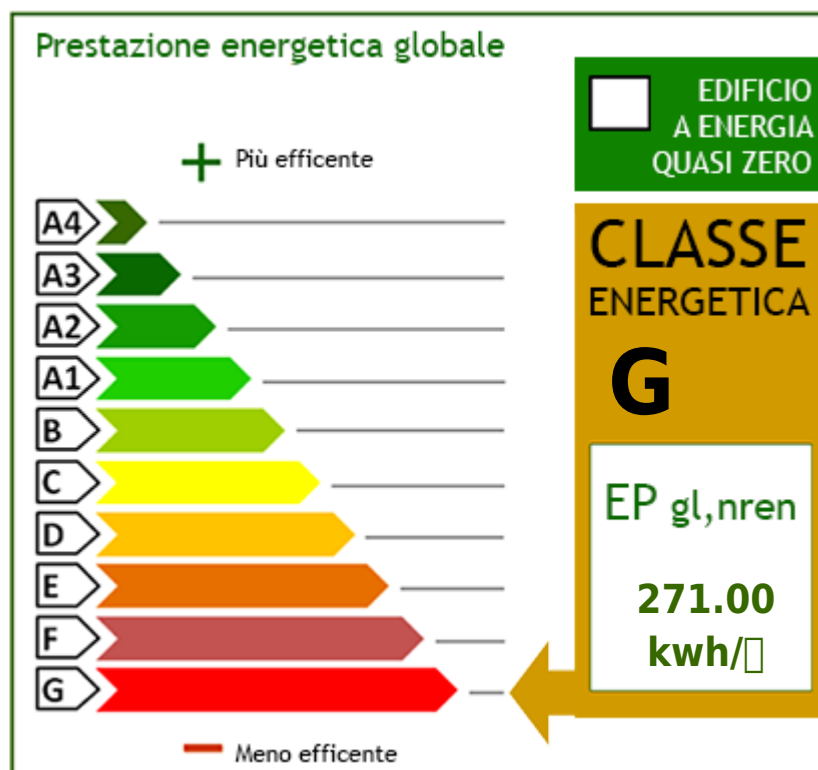
Telephone System

Shower

Wooden Window Frames

Nearby

Public Transport





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