

Rustic a Borgo a Mozzano

€ 105.000 negotiable

Ref. 1724



235 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 9

For sale portion of Rustico called "LO SCOIATTOLO", in a privileged and hilly position, enjoying total tranquility even if not at all isolated. It is in fact located in the heart of the Tuscan countryside, in the valley of the Serchio river, but at the same time not far from the center of Borgo a Mozzano and all the basic necessities.

You reach the property along a road that starts from the hamlet of Rocca and passes through the woods above and is very characteristic.

At the foot of the green hills of the Tuscan Apennines, this property is for sale which consists of a habitable house of approximately 95 m2. commercial and 60 m2. useful on three floors including the ground floor and the attic, an adjacent hut for warehouse use on two unfinished floors of approximately 87 m2. convertible into a home or to be joined to the house, from a small stone hut on a single floor of approximately 17 m2. and from plots of woodland, olive trees and arable land for approximately 2.5 hectares.

The dwelling house consists of an entrance into the kitchenette, living room and comfortable storage room under the stairs on the ground floor, on the first floor there is a hallway, two bedrooms and a bathroom with tub. On the second floor attic.

The hut adjacent to the house consists of a large entrance room, another room with a wood-burning stove, and on the first floor another large room.

A road passes through the property which gives access to the property and the surrounding land, partly wooded, partly olive grove and partly arable land.

The property is not connected to the water mains but there is a water source that serves three different units.

It is a property that can be suitable for a second home or as a holiday home or B&B as it is surrounded by nature but with some houses nearby.

Independent oil heating with cast iron radiators.

The house requires some maintenance work although it is immediately habitable.

It is located in the Province of Lucca, in the municipality of Borgo a Mozzano, and an hour's drive from all the major tourist centers of Tuscany and Versilia.

Public transport on the main road but 250 mt. Distances: Borgo a Mozzano: 3.5 km - Lucca: 24 km - Pisa (airport): 43 km - Versilia (sea): 53 km - Florence: 107 km - Garfagnana: 29 km - Abetone (ski slopes): 48 km.

Energy Class G - EPgl, nren 322.62 kwh/m2. year.

Sale. Rustic. Tuscany. Lucca. Village in Mozzano.

For information contact us on 347/3225117.

Property Informations

Bedrooms: 2

Bathrooms: 1

Rooms: 9

State of Preservation: To Be Cleaned

Level: Multi-Storey

Total Floor: 3

Current Status: Free to the contract

Terrace: Present

Garden: Private

Kitchen: Kitchenette

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters

Nearby

Gyms

Football Fields

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

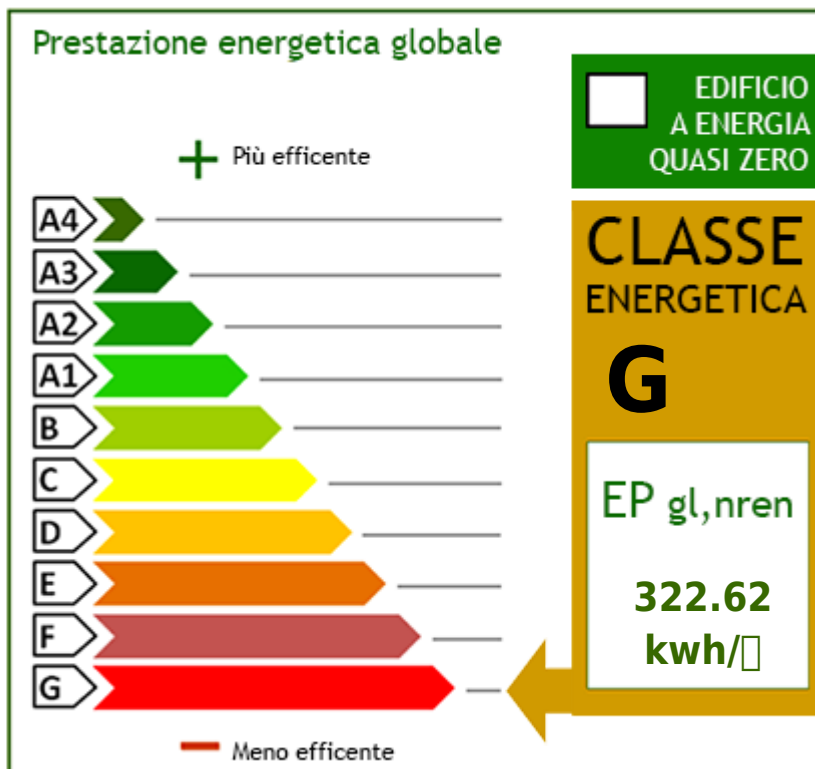
Elementary Schools

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Cafe

Post Offices





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