

## Townhouse a Borgo a Mozzano Valdottavo

**€ 107.000 negotiable**  
**Ref. 943**



**230 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7**

"LA GINESTRA" A few kilometers from the city of Lucca, in the heart of Tuscany, this property is for sale consisting of a stone house building still unfinished next to another, but free on three sides, with exclusive access and large garden. The area is not far from the sliding road at the bottom of the valley but in a position surrounded by greenery, sunny and quiet. The building is arranged on three floors above ground and has been completely restored from a structural point of view: the roof has been completely redone in terracotta beams, joists and bricks, as well as the floors have been partly maintained and partly completely redone. The property is currently in its raw state and in exposed stone all the rooms. All the original materials have been kept and partly recovered, as in the best Tuscan tradition. The house comprises on the ground floor with access and garden, entrance into a room in which the old fireplace for kitchen use is still found, another room used as a living room and stairs for access to the upper floors, on the first floor with two bedrooms, hallway and bathroom, on the second floor bathroom, bedroom and another large attic room. The municipal road leads directly to the back of the house where it is possible to park cars. Slightly raised is the large garden, urbanistically buildable, which allows the construction of both a shed / garage, as well as a swimming pool. Building Usable Surface sqm. 120.00, Gross Area sqm. 180.00. Land with parking and garden sqm. 650. Commercial area of the building sqm. 230.00. Shops and more: 0.5 km - Borgo a Mozzano: 7 km - Lucca: 16 km - Pisa: 35 km - Versilia: 47 km - Florence: 90 km - Garfagnana: 33 km - Abetone: 53 km. Energy class exempt as in the raw state. For information contact us at 347/3225117.

## Certification

**Energy Class:** NA - Not Applicable

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 7

**State of Preservation:** Rustic

**Total Floor:** 3

**Current Status:** Free to the contract

**Garden:** Private, 650 sq.m

**Kitchen:** Regular Kitchen

## Features

ADSL Coverage

Fastweb Coverage

Fireplace

## Nearby

Football Fields

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices





**SELECT IMMOBILIARE**

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