

# Townhouse a Borgo a Mozzano

## Rocca

### € 70.000

### Ref. 1880



**200 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

English: "MUSICIAN'S HOUSE" Townhouse with garden for sale in Tuscany, in the characteristic village of Rocca in the Municipality of Borgo a Mozzano. The village of La Rocca (also called Rocca di Mozzano), is located on a rocky spur, overlooking one of the narrowest points of the Serchio river valley, where the Lima stream flows into the Serchio, with a panorama and view of the valley below. It almost certainly hosted a primitive "castellare" of the Ligurian-Apuan people, this first fortification generally made of wood, was used by the Ligurians present in the area with some settlements, to control the valley floor. This was enlarged and rebuilt in masonry probably in the Lombard era. Of the ancient fortress, today only a few ruins remain, some sections of walls are still visible, the circular base of the tower and a circular segment of it rolled a little lower, the rest of the tower according to a local tradition would have rolled into the Serchio river. For sale, in this characteristic medieval village almost completely renovated, a ground-floor house on three floors including the basement, for a commercial area of 200 square meters. and a usable area of approximately 105 square meters. plus cellars for approximately 55.00 square meters. and attic 25.00 square meters. The house has a garden on the side of the house for approximately 500 square meters. The house consists of an entrance into the living room, dining room, kitchen, veranda, bathroom with shower and bedroom on the ground floor. On the first floor there is a large bedroom and an attic. In the basement with access from the outside there are two cellars and a porch. No heating system. Internally it maintains the Tuscan characteristics with chestnut beams and terracotta bricks. Hilly area and nearby is the famous "Ponte del Diavolo". The building is located 5 minutes by car from Borgo a Mozzano with all services and from the main road in the valley. The property 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. Shops and more: 3 km - Lucca: 25 km - Pisa: 42 km -

Versilia (Sea): 45 km - Florence: 90 km - Garfagnana: 28 km - Abetone (Ski): 48 km. Energy Class G - EPgl,nren 302.8890 kwh/mq. year.  
 For information contact us at 347/3225117.

## Property Informations

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Discreet

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Garden:** Private, 550 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Porch: 6 □

Closet

ADSL Coverage

Cellar: 55 □

Fastweb Coverage

Fireplace

Telephone System

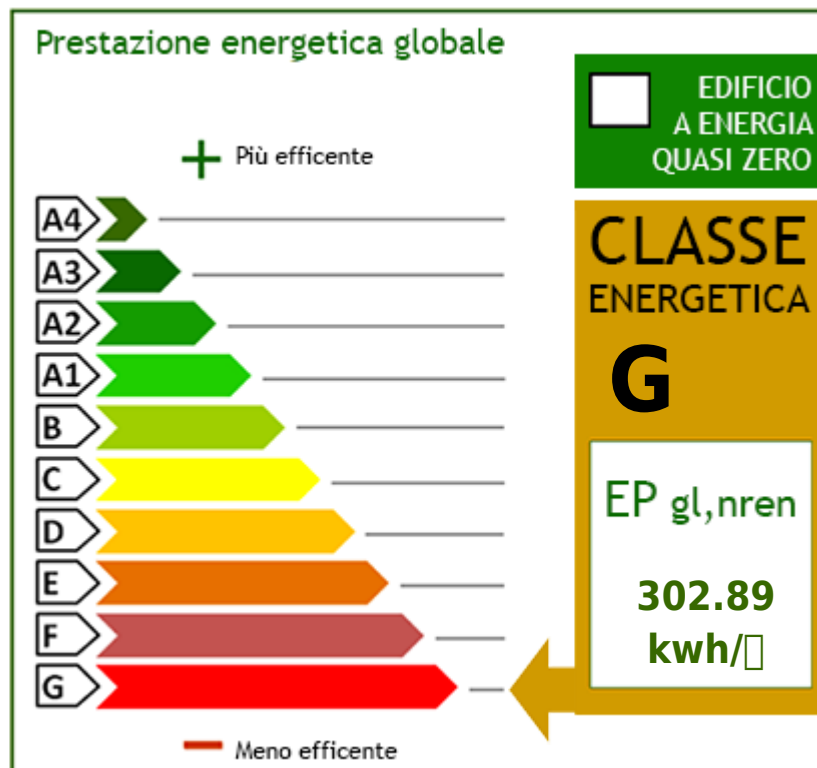
Shower

Wooden Window Frames

Shutters

## Nearby

Public Transport





**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463

