

Rustic a Fabbriche di Vergemoli

€ 50.000

Ref. 1914



140 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

CASALE BELVEDERE Stone farmhouse with garden and views of the Val di Turrite, Campolelisi (Fabbriche di Vergemoli, Tuscany). In the authentic heart of Tuscany, where time seems to slow down and nature embraces everything, stands Casale Belvedere, a charming stone farmhouse free on four sides, immersed in the greenery of the Apennines and overlooking the picturesque Val di Turrite.

We are located in the picturesque hamlet of Campolelisi, an ancient 16th-century mountain village located at approximately 632 meters above sea level. This quiet, private, and atmospheric location is ideal for those dreaming of an authentic home, far from the chaos and in complete harmony with the surrounding landscape.

The property can only be reached on foot (about 100 meters from the upper parking lot in the village), crossing the village's stone alleys, a detail that preserves its charm and tranquility.

Upon arriving at the property, you are greeted by an exclusive courtyard and a front garden from which you can enjoy an open and profound view of the valley below, with a 180-degree panorama that offers light, space, and a rare sense of freedom.

The main building is a typical exposed stone farmhouse, approximately 140 sq m in total (approximately 100 sq m in usable space), on two levels and in need of complete renovation, offering the opportunity to customize each space according to your tastes and create a unique, tailor-made home.

Internally it comprises: entrance hall with access staircase, eat-in kitchen, living room, closet and toilet with external access. On the first floor there are two double bedrooms and a hallway, further storage rooms, ideal for being transformed into living spaces, and a study.

The property includes a garden and land totaling approximately 300 square meters, as well as two small adjacent huts, perfect for use as outbuildings, utility rooms, a creative workshop, or spaces to be converted for residential or tourist purposes, in compliance with

urban planning regulations.

The hillside/mountain location guarantees privacy, fresh air, and a highly prized natural setting, making this property ideal both as an authentic Tuscan holiday home and as a renovation project for those seeking a rustic property with character to enhance.

Shops and Services: 5 km - Capital: 5 km - Lucca 43 km - Pisa: 60 km - Versilia: 46 km - Florence: 112 km - Garfagnana: 28 km - Abetone: 60 km.

Energy Class: G - EPgl,nren 184.88 kWh/m2 per year

Commercial area: approximately 140 m2

Usable surface area: approximately 100 m2

A property with an authentic feel, great potential, and a view that captivates at first glance, perfect for those wishing to bring a true Tuscan farmhouse back to life in one of the most evocative and unspoiled settings of the Val di Turrite.

For information, contact us at 347/3225117.

PHOTOS N.1 AND N.3 MODIFIED WITH ARTIFICIAL INTELLIGENCE.

Property Informations

Zip Code: 55020

Bedrooms: 2

Bathrooms: 1

Rooms: 4

State of Preservation: Be Restored

Level: On two-levels

Total Floor: 2

Current Status: Free to the contract

Garden: Private, 100 sq.m

Kitchen: Regular Kitchen

Features

Closet

Cellar

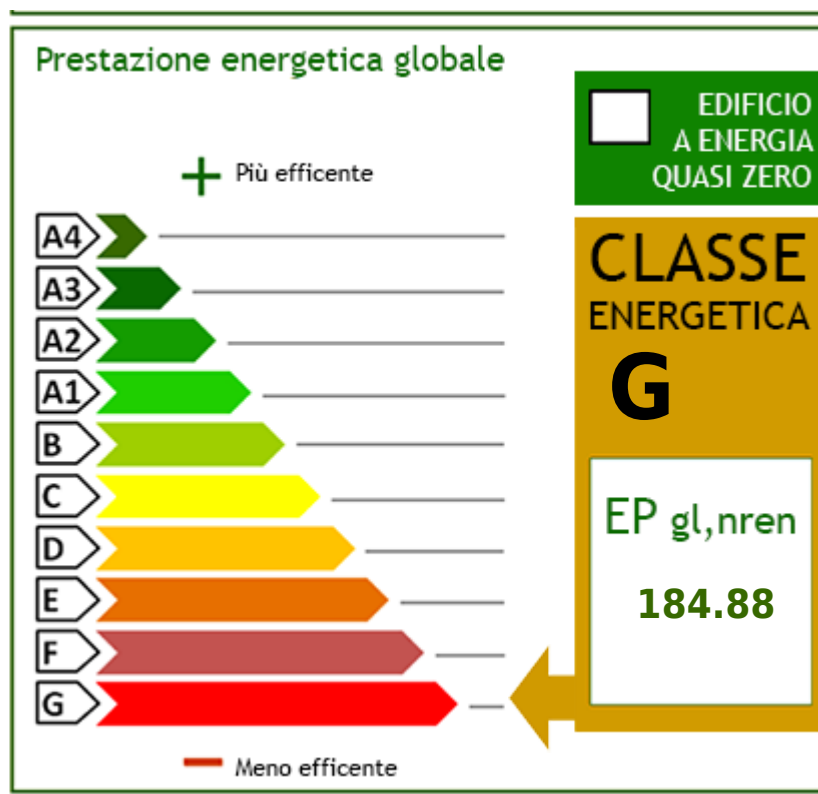
Fireplace

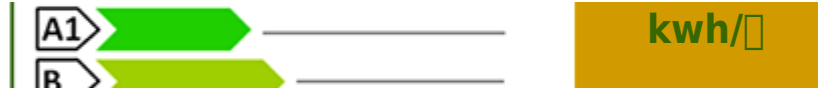
Wooden Window Frames

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



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



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



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



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