

## Apartment a Borgo a Mozzano capoluogo € 130.000 Ref. 1946



### 250 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Sale "BERNINI Apartment" - In the historic center of Borgo a Mozzano, for sale this beautiful partially renovated apartment overlooking both the main street and the exclusive rear garden, a few steps from all the services and comforts of the town.

Located on the ground and first floor, plus the basement, of a partially renovated building, on Via Umberto, the property boasts a useful area of about 120 square meters. commercial 250 sqm. and is accessed from a convenient common entrance.

The apartment is currently unfinished, therefore partially renovated, maintaining the classic Tuscan characteristics on the ground floor such as chestnut wood beams and joists and terracotta bricks. Bright and spacious rooms that give a full livability to the house.

From the living area consisting of a large room as well as a closet, in which it is also possible to obtain a wood-burning fireplace, we have the exposed stairs to access the sleeping area on the first floor. From the French windows, we pass directly to the terrace with a small latrine and from there to the internal and sheltered garden for about 70 square meters.

By means of both internal (to finish the staircase) and external stairs you get to the basement where we have comfortable and characteristic cellars for approx. 90 profits.

On the first floor we have the sleeping area consisting of a hallway, two large double bedrooms, one with a small terrace and latrine, as well as the main bathroom.

Due to its central position, the terrace and the garden, this splendid apartment to be finished and customized for sale in Borgo a Mozzano is the ideal residence for those seeking the tranquility of a small town with the possibility of enjoying the beautiful sunny days in a sheltered garden.

Possibility to separately purchase an additional room on the ground floor for garage use but with a store destination.  
The property is located an hour's drive from all the major tourist centers of Tuscany and Versilia. Convenient public transport and railway station 1 km.  
It is located in Tuscany in the Province of Lucca, in the municipality of Borgo a Mozzano. Shops and more: in the center - Lucca: 23 km - Pisa (airport): 45 km - Versilia (sea): 50 km - Florence: 75 km - Garfagnana: 30 km - Abetone (ski): 50 km. Energy class exempt as it is under renovation. Commercial area sqm. 250.00 - Useful surface sqm. 120.00 sqm. Sale. Apartment. Tuscany. Lucca. Borgo a Mozzano. For information contact us at 347/3225117.

## Certification

**Energy Class:** F **EPI:** 88.16 kwh/□

## Property Informations

<b>Zip Code:</b> 55023	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 3
<b>State of Preservation:</b> Be Restored	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 5	<b>Current Status:</b> Free to the contract
<b>Balconies:</b> Present, 2 sq.m	<b>Garden:</b> Private, 70 sq.m
<b>Kitchen:</b> Kitchenette	

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 90 □	Fastweb Coverage	Shower
Wooden Window Frames	Shutters	

## Nearby

Gyms	Football Fields	Fitness Centers	Bike Lanes
Playgrounds	Railway Station	Public Transport	Kindergarten
Elementary Schools	Schools	High Schools	Cafe
Post Offices	Shopping Centers	Municipal Offices	

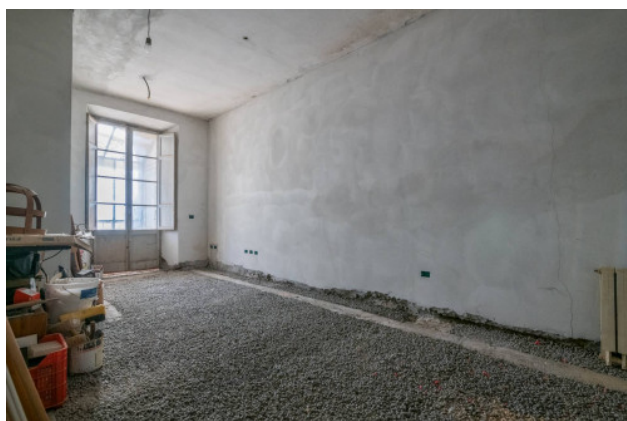
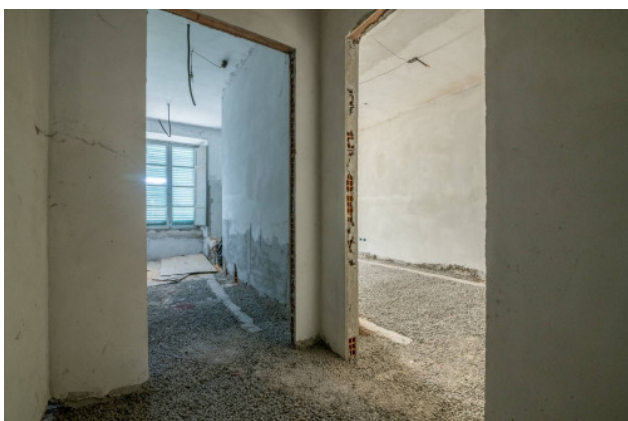




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