

## Palaces a Borgo a Mozzano capoluogo € 250.000 Ref. 1948



### 500 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 8

Sale of "IL BORGO CENTRO" Real Estate Complex - In the historic center of Borgo a Mozzano, for sale a partially renovated real estate complex overlooking both the main street and green gardens, a few steps from all the services and comforts of the town . It consists of two apartments, one of which has been renovated, one is still unfinished, a unit used as a shop but used as a garage, cellars, garden and a small two-storey house to be restored. Total useful area of approx. 310 and commercial area of about 500 square meters.

"BERNINI apartment" located on the ground and first floor, over the basement, of a partially renovated building, on Via Umberto, the property boasts a useful area of about 120 square meters, 250 square meters, and is accessed by 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.

"IL MUSICISTA apartment" located on the second and third floor of a partially renovated building, on Via Umberto, the property boasts a usable area of approximately 130 square meters, commercial 160 square meters, and is accessed from a comfortable entrance and common stairwell.

The expertly renovated and finished apartment is distinguished by its brightness and the finish of the laminated wood ceiling, which give the rooms elegance and refinement. The eclectic style of the furniture and colors underlines its singularity.

The residence opens directly onto the large living area, well defined in the various areas of furniture, such as the kitchen, dining, relaxation and study. The two large French windows bring a lot of natural light inside, which touches the colors and materials in a relaxing atmosphere. From one of the two French doors we find a very small terrace and an external storage room. In front of the entrance stairs we have a bathroom with shower for the living area, and on the left we have the large double bedroom with a very high and spectacular ceiling.

Upstairs we find an attic area in which we have a computer / study area, a double bedroom and a bathroom with tub and shower, as well as attic closets.

Due to its central location, this splendid apartment for sale in Borgo a Mozzano is the ideal dream residence for singles, young couples or small families, who want to fully experience the atmosphere of the historic center, an hour's drive away. from all the major tourist centers of Tuscany and Versilia. Convenient public transport and railway station 1 km.

Autonomous methane heating.

"Casetta COPERNICO" located on the ground, first and second floor, on the back of the property and boasts a usable area of about 45 square meters. And a commercial area of 65 square meters. It is accessed from the municipal road behind it, which cannot be driven over, and is equipped with a small external outlet a garden of about 30 square meters.

The small house is a building completely to be restored consisting of a large room on the ground floor, the stairs to access the first floor in which we have a single large room, a loggia to get to the rear garden and the external stairs to get to the second. floor where there is a terrace.

In addition to the three residential units, a fourth real estate unit is also sold on the ground floor and with access from Via Umberto of about 17 square meters. used as a garage but with an urban planning purpose as a shop.

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 F - Epgl, nren 92.02 kwh / m<sup>2</sup> year. Commercial area sqm. 500.00 - Useful surface sqm. 310.00 sqm. Sale. Tuscany Real Estate Complex. Lucca. Borgo a Mozzano. For information contact us at 347/3225117.

## Property Informations

<b>Zip Code:</b> 55023	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 3	<b>Rooms:</b> 8
<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, 100 sq.m	<b>Kitchen:</b> Regular Kitchen

## Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Cellar: 90 □	Fastweb Coverage
Telephone System	Wiring: By Law	Shower
Wooden Window Frames	Shutters	

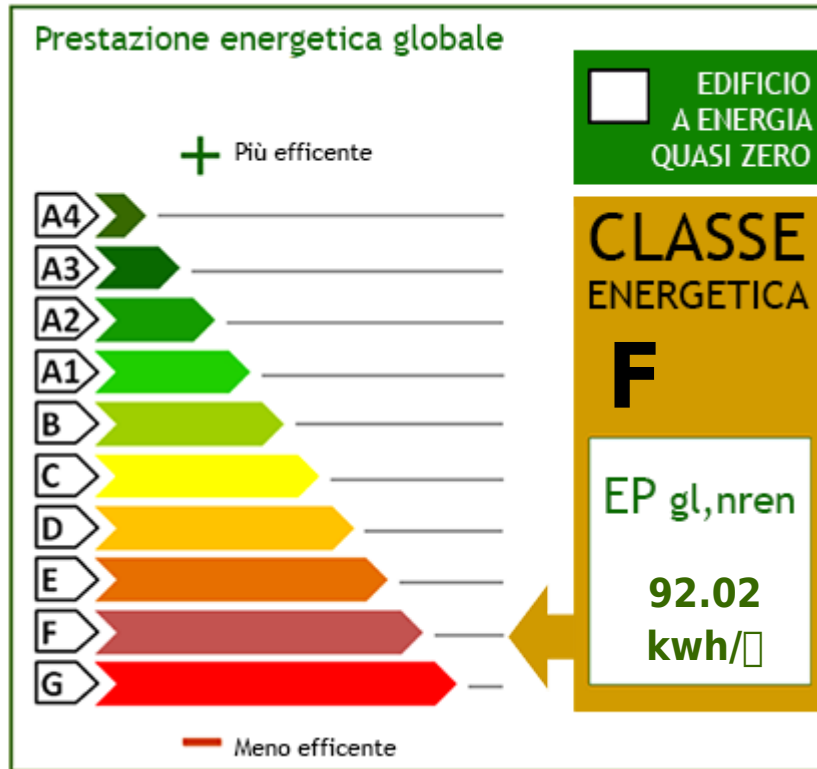
## Nearby

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





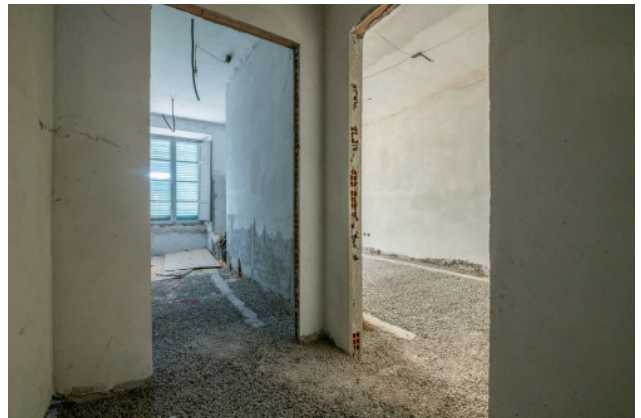
**SELECT IMMOBILIARE**

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