

Rustic a Piazza al Serchio

€ 175.000

Ref. 1951



330 sq.m | Bathrooms: 1 | Bedrooms: 4 | Rooms: 8

Sale of Single Rustic called "CASALE DELLA MELODIA", located in the medieval village of Nicciano in the Municipality of Piazza al Serchio. The village has its origins in 1300 and is located to the left of the Minucciano river and at the base of Mount Tea. We are located in Garfagnana, about 550 meters above sea level, immersed in the green and peaceful valleys of the Tuscan Apennines.

This beautiful property is for sale consisting of a single rustic stone house on four floors including the basement, of about 250 square meters. recently renovated and in a panoramic and sunny position. The house is accessed from a small road inside the characteristic village up to the stone-paved yard.

It consists of the basement, which has access both from inside the house and externally from the back garden, from rooms used as cellar and loggia, as well as a small annex consisting of a wood oven and a shed in front.

On the ground floor we have the typical entrance of these farmhouses, with the various habitable rooms on the sides such as the dining room with ancient fireplace and kitchenette, study / cellar and two living rooms.

On the mezzanine floor going up the stairs we have an anteroom, a bathroom with shower and a terrace overlooking the valley behind.

On the first floor there are four double bedrooms with double windows, very bright and large, with beautiful floors which, if polished, make the environment very charming.

On the second and last attic floor we have the attic as large as the floor below, with access from the trap door and retractable staircase.

On the south / east side of the house we have in addition to the garden, a paved terrace where you can spend wonderful moments with relatives and friends in the beautiful spring and summer days. Next to it, going down a few steps, we find the wood-burning oven for cooking delicious dishes and pizzas with a very convenient canopy in front in case of rain.

The garden and woodland land is spread over the four sides of the building, but mainly on the rear, almost completely terraced, is about

2,500 square meters, with the possibility of building a swimming pool in a totally sheltered area and with the necessary privacy wing. The property has a private water source which is used for irrigation. The renovation, which took place in 2010, involved the refurbishment of the roof and part of the floors, replacement of PVC frames and installation of aluminum shutters, installation of solar panels for hot water, storage boiler and diesel heating system. It is located in the Province of Lucca, in the municipality of Piazza al Serchio, in the Garfagnana valley. Public transport in the village. Distances: Lucca: 64 km - Pisa (airport): 98 km - La Spezia (sea): 56 km - Florence: 133 km - Careggine (ski slopes): 23 km. Energy Class G - EPgl, nren 266.98 kwh / mq. year. For information contact us at 347/3225117.

Property Informations

Zip Code: 55035

Bedrooms: 4

Bathrooms: 1

Rooms: 8

State of Preservation: Restored

Level: Multi-Storey

Total Floor: 4

Current Status: Free to the contract

Balconies: Present

Terrace: Present

Garden: Private, 500 sq.m

Kitchen: Kitchenette

Features

Terrace

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

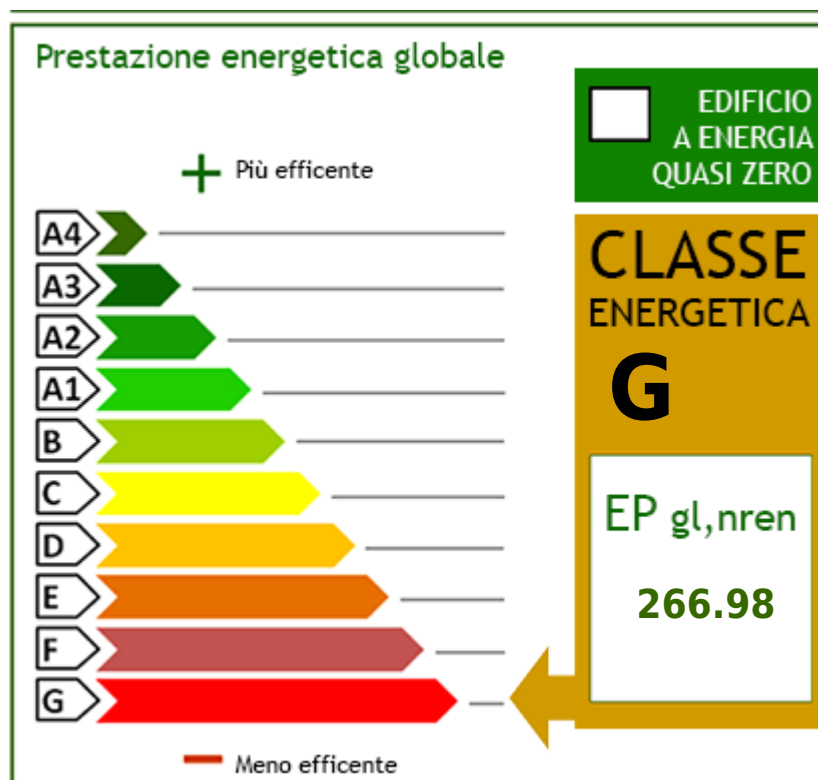
Telephone System

Shower

Shutters

Nearby

Public Transport







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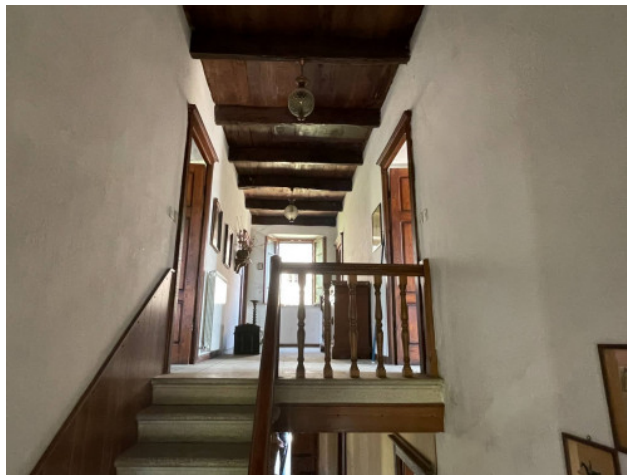
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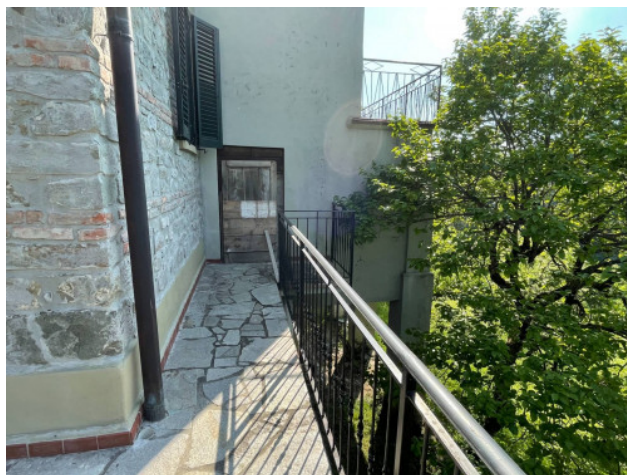
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