

## Apartment a Fabbriche di Vergemoli

### € 50.000 negotiable

### Ref. 1952



**125 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

For sale Apartment called "LA GEMMA", in the historic center of the town of Fabbriche di Vergemoli, immersed in the valley of the Turrone river which it overlooks, about 350 meters above sea level.

At the foot of the green hills of the Tuscan Apennines, this apartment of about 125 square meters for sale. commercial and about 80 square meters. useful, on two floors including the basement.

You arrive at the house directly from the municipal road passing through the narrow streets of the characteristic village, as well as stairs and a very characteristic passage next to the garden to the door of the house.

The cellars can be accessed directly from the adjacent municipal road and are not internally connected to the apartment.

In the basement we find, with easy access, two large rooms, one of which can also be converted into a tavern.

On the ground floor we have the apartment and we enter directly into the very bright living room, then we have a kitchenette and a bathroom with tub. On the left side of the living room we have a bedroom, and on the right side we have two bedrooms, one of which is a passageway overlooking the municipal street.

The house would be habitable if it were not lacking the heating system, in fact there is currently an old wood stove in the living room.

It is located in the Province of Lucca, in the municipality of Fabbriche di Vergemoli, and an hour and a half drive from all the major tourist centers of Tuscany and Versilia. Public transport in the country.

Distances: Lucca: 38 km - Pisa (airport): 58 km - Versilia (sea): 65 km - Florence: 110 km - Garfagnana: 26 km - Abetone (ski slopes): 58 km.

Energy Class G - lpe 421,053.00 kwh / sqm. year.

Commercial Area 125 sqm. and Useful Surface 80 sqm.

Sale. Apartment. Tuscany. Lucca. Vergemoli factories  
For information contact us at 347/3225117.

## Certification

**Energy Class:** G

**EPI:** 421.053 kwh/□

## Property Informations

**Zip Code:** 55020

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Discreet

**Level:** On two-levels

**Total Floor:** 3

**Age Construction:** 1900

**Current Status:** Free to the contract

**Garden:** Private, 45 sq.m

**Kitchen:** Kitchenette

## Features

Cellar: 33 □

Wiring: By Law

Wooden Window Frames

Shutters

## Nearby

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Post Offices





# **SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
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