

## Farm holiday a Gallicano

### € 445.000 negotiable

### Ref. 2018



**600 sq.m | Bathrooms: 8 | Bedrooms: 10 | Rooms: 18**

Sale of the "PANICAIA" farmhouse, located in the municipality of Gallicano, in the green hills of the Garfagnana, a few km from the famous "Grotta del Vento".

We are located in Garfagnana, about 250 meters above sea level, immersed in the green and peaceful valleys of the Tuscan Apennines. For sale is this beautiful property surrounded by greenery, a stone's throw from all amenities, consisting of two partially renovated buildings with a swimming pool of approx. 600 commercial, and land around for about 4,200 square meters.

The house is accessed from the local road for about 600 meters unpaved but very comfortable.

We have two separate buildings, and positioned in front of the beautiful swimming pool, one of which has been completely renovated on three floors for a commercial area of approx. 275.00, and the other in exposed stone divided into two partially renovated units arranged over three floors for a commercial area of approx. 325.00.

The first building, yellow in color and completely renovated, comprises a porch in the basement, large hallway/veranda, eat-in kitchen, sitting room, bathroom and bedroom, plus woodshed; on the ground floor we have a large woodshed, another eat-in kitchen, hallway, bathroom and two rooms used as a cellar; on the first floor there is a hallway, two bathrooms, three bedrooms and a small veranda.

The second building consists of two units, the first and smaller has a studio apartment with bathroom on the ground floor plus a boiler room, and with external stairs on the first floor we have a kitchen and a living room, on the first floor bedroom, single bedroom and bathroom. The second unit is larger than the other and consists of three cellars in the basement, entrance hall, kitchen, living room, bedroom, toilet and veranda on the ground floor, two hallways, three bedrooms and bathroom on the first floor.

In support of the buildings we have a beautiful fenced swimming pool measuring 4.00 x 10.00 meters, a barbecue area and surrounding land of about 4,200 square meters. partly in the garden and partly in the woods.

The property reaches down to the adjacent river.  
Independent heating system for both buildings with pellet boiler. Active electricity and water utilities.  
It is located in the Province of Lucca, in the municipality of Galliciano, in the green Garfagnana. Public transport about 3 km.  
Distances: Galliciano: 3 km - Lucca: 37 km - Pisa (airport): 57 km - Florence: 114 km - Careggine (ski slopes): 28 km - Versilia Massa (sea): 65 km - Grotta del Vento: 10.  
Energy Class G - EPgl, nren 277.67 kwh/m2. year.  
Sale. Farmhouse. Tuscany. Lucca. Galliciano.  
For information contact us on 347/3225117.

## Property Informations

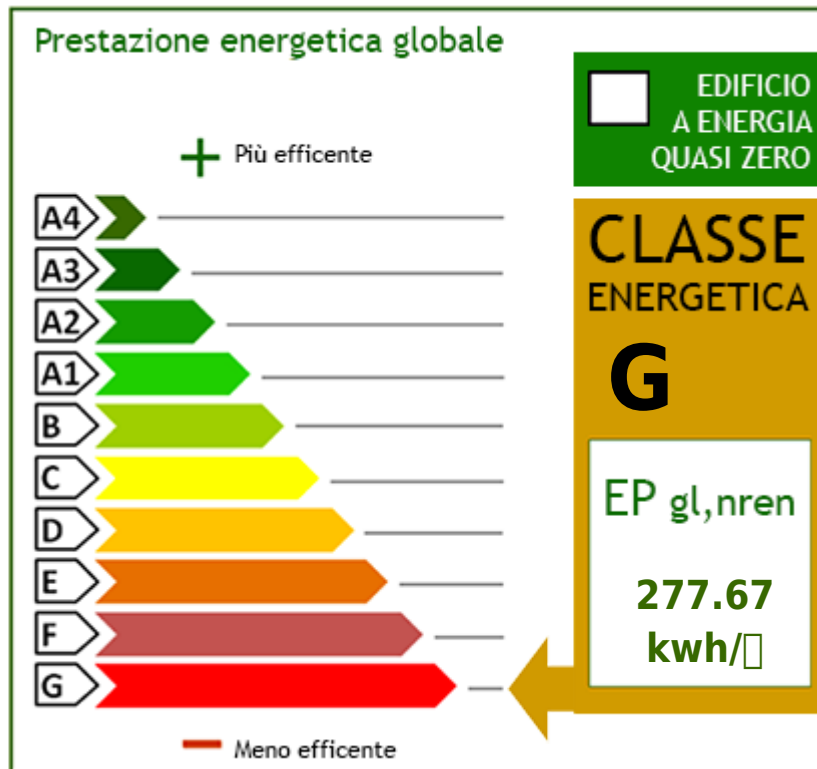
<b>Zip Code:</b> 55027	<b>Bedrooms:</b> 10
<b>Bathrooms:</b> 8	<b>Rooms:</b> 18
<b>State of Preservation:</b> Discreet	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 3	<b>Current Status:</b> Free to the contract
<b>Garden:</b> Private, 1.000 sq.m	<b>Kitchen:</b> Regular Kitchen

## Features

Tv Antenna: Autonomous	Closet	Cellar
Fireplace	Telephone System	Shower
Wooden Window Frames	Shutters	

## Nearby

Gyms	Football Fields	Tennis Courts	Bike Lanes
Playgrounds	Public Transport	Kindergarten	Elementary Schools
Schools	Cafe	Post Offices	Shopping Centers







**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

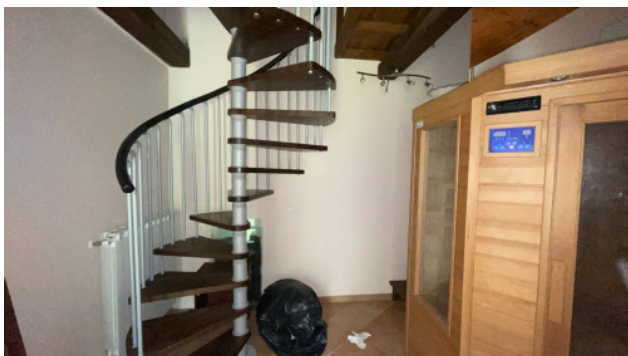




**SELECT IMMOBILIARE**

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