

Rustic a Minucciano Gorfigliano € 80.000 Ref. 2024



140 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 5

Sale of single Rustico under renovation called CASALE DEL LAGO, located in the hamlet of Gorfigliano and exactly in the Municipality of Minucciano.

We are in Garfagnana, about 600 meters above sea level, immersed in the green and peaceful valleys of the Tuscan Apennines. Precisely at about 350 meters as the crow flies we have Lake Gramolazzo, a true oasis of peace which in summer turns into a real natural park where you can go for walks, picnics, sports such as cycling, fishing, canoeing, sailing and swimming. We are about 4 km from the famous marble quarries of the Apuan Alps, in an area dedicated to the extraction and processing of this precious material.

For sale is this beautiful property located in Località Foresto (a small group of 5/6 houses) consisting of a single stone rustic house on two floors, of about 140 square meters. gross partially renovated with surrounding exclusive land, and in a panoramic and sunny position.

The house is accessed directly from the municipal road with driveway access from the surrounding land.

The house comprises on the ground floor an entrance hall and stairs, living room, eat-in kitchen and bathroom with tub: on the first floor we have stairs and hallway, as well as two bedrooms and a multipurpose passageway.

In support of the house we have a small warehouse of about 20 square meters. and the surrounding garden for about 400 square meters. where it is also possible to build a swimming pool and enjoy the beautiful sunny days.

The property, as clearly visible also from the photos, has been partially renovated, and the works carried out are the complete renovation of the roof, the attics and both the electrical and hydraulic systems have been partially built.

The electricity and water utilities are very close for the connection. There is no connection to the gas network an autonomous system must be made.

It is located in the Province of Lucca, in the municipality of Minucciano, in the Garfagnana valley. Public transport in the borough. Distances: Minucciano: 5 km - Piazza al Serchio: 9 km - Castelnuovo di Garfagnana: 25 km - Aulla: 36 km - Lucca: 68 km - Pisa (airport): 88 km - La Spezia (sea): 54 km - Florence: 140 km - Careggine (ski slopes): 29 km. Energy Class Exempt because under renovation. For information contact us on 347/3225117.

Property Informations

Zip Code: 55034

Bedrooms: 2

Bathrooms: 1

Rooms: 5

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 2

Current Status: Free to the contract

Garden: Private, 400 sq.m

Kitchen: Regular Kitchen

Box: Single

Features

Telephone System

Wooden Window Frames

Nearby

Football Fields

Bike Lanes

Playgrounds

Public Transport

Elementary Schools

Cafe



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