

Apartment a Borgo a Mozzano capoluogo € 155.000 Ref. 2042



240 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

In the heart of the historic center of the town of Borgo a Mozzano (LU) in Tuscany, "ATTICO DEL BORGO" is for sale, a ready-to-live-in apartment located on the third and fourth floors (where the attic is located) of an ancient building, with a total commercial area of approximately 240 m2. and useful area of approximately 175.00 m2, and equipped with a private lift.

The common entrance is located at street level, from here you must climb a comfortable stone staircase to three floors, where the private entrance to the house is located. It is important to underline that in the common courtyard behind, which can be reached from the entrance hall, we have a totally exclusive lift that takes us gently up to the inside of our apartment.

The internal distribution of spaces is quite comfortable, even if it certainly dates back to the early 1900s.

Once we enter the entrance, we have a large living room on the left, and we are immediately surrounded by a feeling of pleasant welcome and tranquility, with beautiful views from the windows onto the historic houses and rooftops of the town.

From the entrance we pass, to the right, to the dining area where we also have a wood-burning fireplace.

From here you enter the kitchenette, equipped with all the necessary services/appliances, which overlooks a small covered outdoor balcony where the exclusive lift also arrives.

The sleeping area is equipped with a long corridor overlooked by the four bedrooms, three of which are doubles, all equipped with parquet, an area where we find comfortable custom-made built-in wardrobes, and the bathroom with bathtub. Also from here we have the stairs to access the attic rooms used as an attic, which if redeveloped, could be used as a study or hobby area.

From the same corridor as the sleeping area you reach a large veranda with a wood-burning oven, another bathroom with shower, and

access to the balcony which leads to the lift.

On the ground floor there is a small cellar of approximately 6.00 m2. of exclusive property, perfect as a garage for the storage of objects and various materials.

All utilities are present and functioning: electrical system, water system guaranteed by the connection to the municipal aqueduct, independent heating system powered by the gas mains, in the four bedrooms and in the kitchen we also have air conditioning.

The "Attico del Borgo" apartment for sale is an ideal solution for anyone looking for a comfortable home, in a quiet location, close to all services and, above all, ready to live in. All aspects that are often difficult to find in the historic center but here, even with the bonus of the exclusive lift to reach the house, it is possible to find them all together, collected in a single solution. It is therefore an ideal purchase both for those who want a first home to live in all year round, and for those who want to make an investment by purchasing a second home for holidays and free time in a quiet place and an hour's drive from all the major tourist centers of Tuscany and Versilia.

Public transport and train station 0.5 km away.

Shops and more: in the center - Lucca: 23 km - Pisa (airport): 45 km - Versilia (sea): 50 km - Florence: 75 km - Garfagnana: 30 km - Abetone (skiing): 50 km.

Energy Class F - Epgl,nren 130.25 kwh/m² year.

Useful surface area of the apartment 175.00 m2. Commercial surface area 240.00 m2.

Sale. Apartment. Lucca. Village in Mozzano.

For information contact us on 347/3225117.

Property Informations

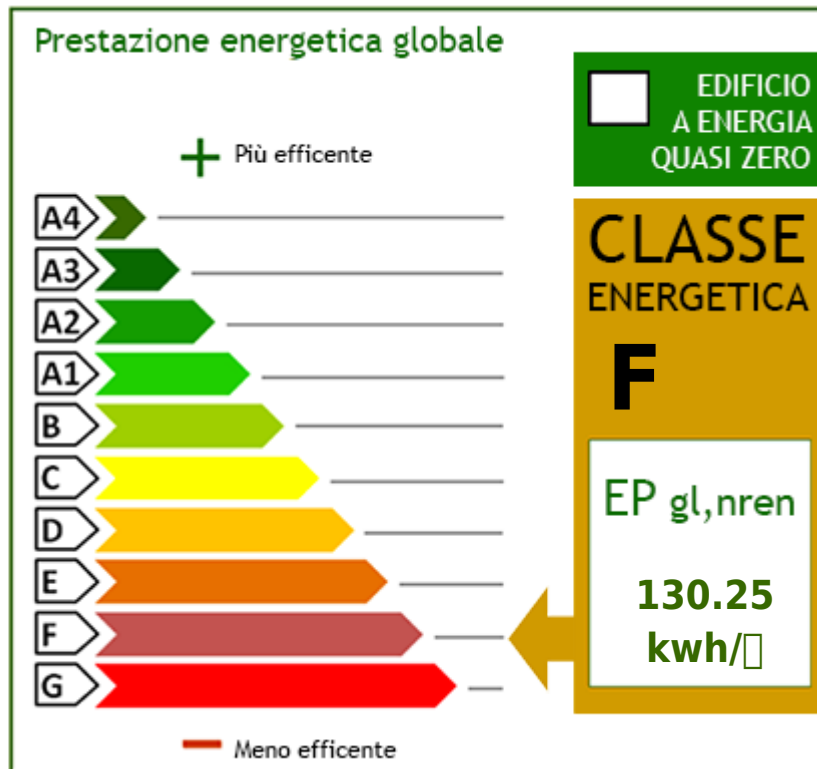
Zip Code: 55023	Bedrooms: 4
Bathrooms: 2	Rooms: 8
State of Preservation: Good	Level: 3
Total Floor: 4	Age Construction: 1800
Current Status: Free to the contract	Balconies: Present, 12 sq.m
Kitchen: Kitchenette	

Features

Tv Antenna: Autonomous	Porch: 19 □	ADSL Coverage
Cellar: 6 □	Fastweb Coverage	Fireplace
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Shower	Wooden Window Frames
Shutters		

Nearby

Gyms	Football Fields	Fitness Centers	Playgrounds
Railway Station	Public Transport	Kindergarten	Elementary Schools
Schools	High Schools	Cafe	Post Offices
Shopping Centers			





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