

Single House a Fosciandora Treppignana € 62.000 negotiable Ref. 2043



120 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

For sale Detached village house called "CASA LA QUIETE" in the medieval historic center of Treppignana, in Fosciandora, in the Province of Lucca.

Treppignana is a very ancient village in the municipality of Fosciandora, founded before the year 1000, towards the end of the 8th century. It is a town made up of only about twenty houses and located on a hill, from afar it appears like a medieval stronghold in the mountains.

The property is located in a very panoramic position, it is on three floors with a useful surface area of approximately 90 square meters and free on all four sides.

The house is accessed from the municipal car park, about 50/60 m away, from the town streets to the small side garden, which if renovated could become a private car park, but only for small cars.

On the ground floor, there is the entrance from via Santa Croce, the old and characteristic stone stairs that lead to the first floor, a storage room under the stairs, a kitchen with fireplace and a dining room/living room. From the windows you can enjoy an incomparable view of the valley below where the Serchio river flows.

Going up to the first floor we find a hallway, two bedrooms and a bathroom with a small terrace.

In the basement, with access only from the outside, we have a very characteristic cellar made up of two rooms.

The house is habitable but requires the construction of the heating system and some small ordinary maintenance work.

Among the main features, the property retains many original elements, such as terracotta floors and ceilings with chestnut wood

beams. The balcony on the first floor gives the opportunity to fully enjoy the surrounding views.

The property offers an interesting opportunity for those looking for a home in the evocative context of the historic center of Treppignana with the possibility of further customizing it according to their needs.

Suitable both as a small main residence or as a second holiday home to relax in a village surrounded by the greenery and tranquility of the Garfagnana hills.

To accompany the house, a plot of land of approximately 4,000 m² is also sold. completely fenced at about 250 meters. This land is terraced and there are approximately 120 vines and 40 olive trees. Access only with small 4x4 cars.

Distances: Shops: 9 km - Fosciandora: 4 km - Castelnuovo di Garfagnana: 9 km - Lucca: 47 km - Pisa (airport): 70 km - Versilia (sea): 73 km - Florence: 115 km - Abetone (ski slopes): 50 km.

Energy Class G - lpe 379,388 kwh/m². year.

Commercial surface m². 120.00 - Useful living area sqm. 90.00 including cellars. Land 4,000 m².

Tuscany. Lucca. Fosciandora. Detached House with Land.

For information contact us on 347/3225117.

Certification

Energy Class: G

EPI: 379.388 kwh/□

Property Informations

Zip Code: 55020

Bedrooms: 2

Bathrooms: 1

Rooms: 4

State of Preservation: Discreet

Level: Multi-Storey

Total Floor: 3

Current Status: Free to the contract

Balconies: Present, 2 sq.m

Garden: Private, 30 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 30 □

Fireplace

Shower

Wooden Window Frames

Shutters

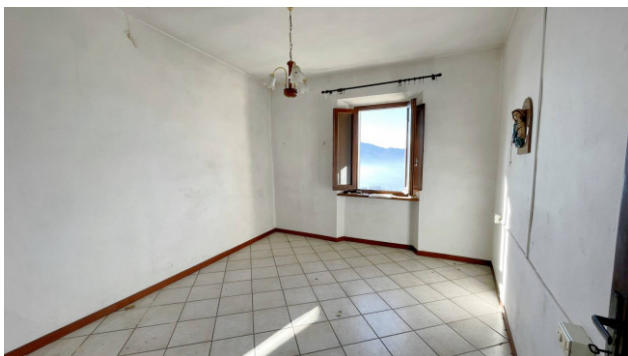
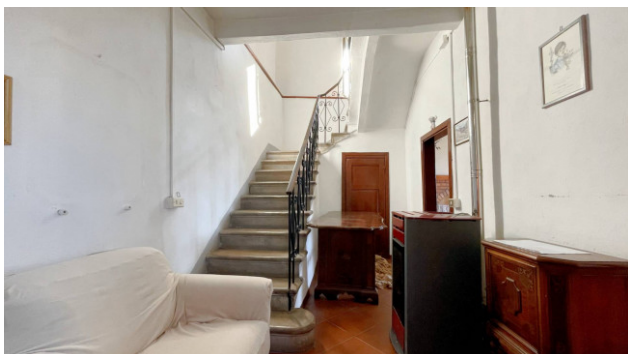
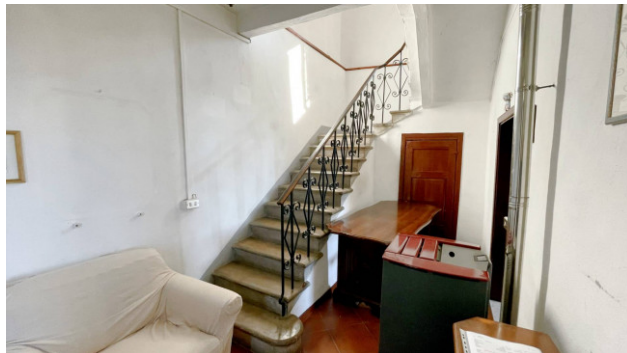
Nearby

Public Transport



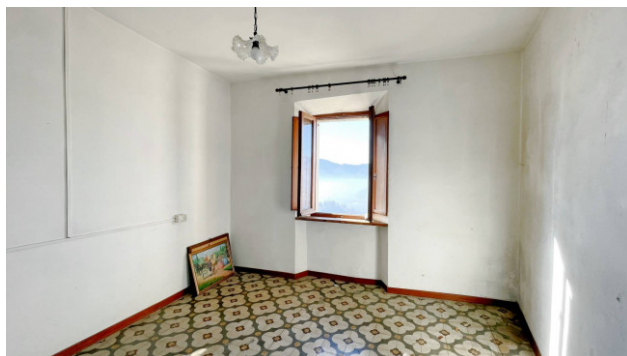
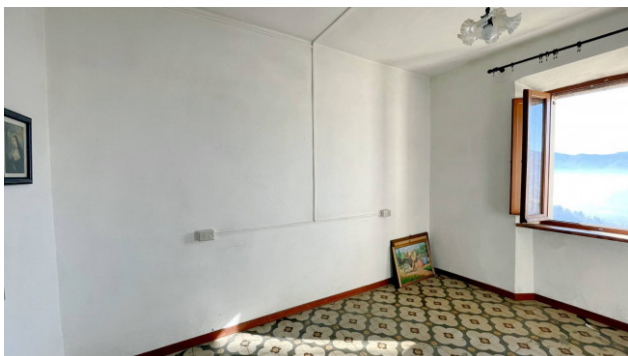
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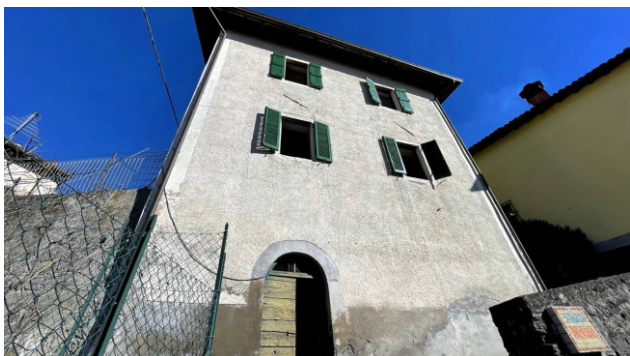
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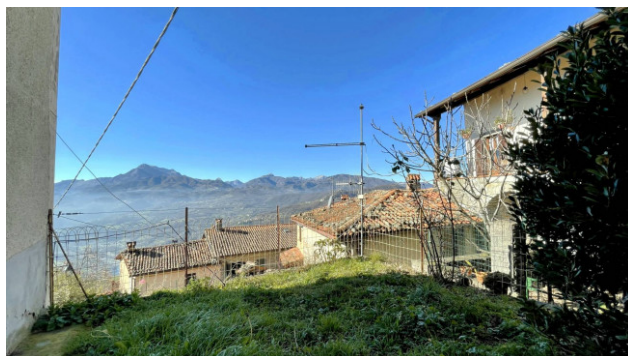
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