

Cottage a Borgo a Mozzano Chifenti € 160.000 Ref. 2048



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

FISHERMAN'S HOUSE

For sale in the municipality of Borgo a Mozzano (LU) in Tuscany, the Casa del Pescatore, a renovated and immediately habitable single house, with the charm of Tuscan farmhouses, arranged on three floors, with a commercial area of approximately 120 m2. and useful area of approximately 85.00 m2, and equipped with a warehouse use hut at the back and a surrounding garden/forest of 2,300 m2. partly buildable.

The house is located near the Lima river, famous for its crystal clear water and in some places it is internationally renowned for scuba diving or other types of sports such as rafting.

The property is accessed directly from the street in front and we have space for private parking.

On the ground floor we find the entrance with stairs to access the upper floors and a small storage room under the stairs, on the left the eat-in kitchen, and on the right the living room with dining area with wood-burning fireplace.

On the mezzanine floor we have a bathroom with shower and on the first floor the two beautiful double bedrooms.

On the mezzanine floor we find another bathroom but with a bathtub and on the second floor two large attics.

At the back of the building we have a wooden structure of approximately 30 m2. on two floors for warehouse use.

Part of the land belonging to the property is in the R1 building zone.

The property underwent a renovation completed in 2015. The intervention did not involve all parts of the building, but above all the systems and finishes. The house maintains all the typical characteristics of Tuscan peasant houses such as chestnut wood beams and

joists and terracotta bricks. Wooden window frames on the ground floor and PVC window frames on the first floor with double glazing. All main utilities are connected and functioning. The heating is powered by an independent methane gas boiler. The Fisherman's House is an excellent solution as a second home to get away from the frenzy of the city, or it could be used as a holiday home (as it is currently used).
Public transport 0.5 km and train station 2 km.
Shops and more: 0.5 km - Lucca: 26 km - Pisa (airport): 48 km □ Versilia (sea): 53 km - Florence: 78 km - Garfagnana: 27 km □ Abetone (skiing): 47 km.
Energy Class F - lpe 200.73 kwh/m² year.
Useful surface area of the apartment 85.00 m². Commercial surface area 120.00 m². Garden and land 2,300 m².
Sale. Single House. Tuscany. Lucca. Village in Mozzano.
For information contact us on 347/3225117.

Certification

Energy Class: F **EPI:** 200.73 kwh/□

Property Informations

Zip Code: 55023	Bedrooms: 2
Bathrooms: 2	Rooms: 4
State of Preservation: Restored	Level: Multi-Storey
Total Floor: 3	Parking: Uncovered Parking
Current Status: Free to the contract	Garden: Private, 600 sq.m
Kitchen: Regular Kitchen	

Features

Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar: 30 □	Fastweb Coverage	Fireplace
Telephone System	Wiring: By Law	Shower
Wooden Window Frames		

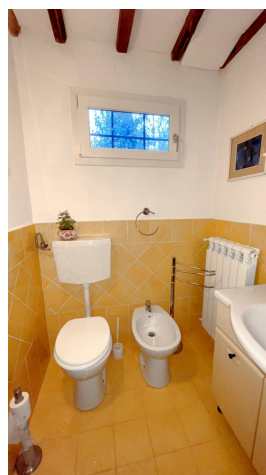
Nearby

Spa	Tennis Courts	Playgrounds	Railway Station
Public Transport	Elementary Schools	Schools	Cafe
Shopping Centers			



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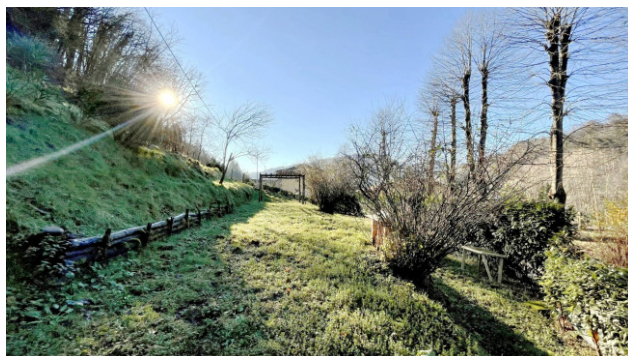
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