



## listing



### Agenten-Info

Name:	Arrighi Maira
Name der Firma:	IL PUNTO IMMOBILIARE
Land:	Italien
Erfahrung seit:	1999
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere
Telefon:	+39 (340) 334-9897
Sprachen:	English, Italian
Webseite:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 92,301.37

#### Standort

Adresse:	Molazzana, LUCCA, Italy
Veröffentlicht:	23.09.2023

#### Beschreibung:

MOLAZZANA - [V0292] - In the ancient village of Sassi (700m asl), in a quiet and panoramic area, we offer for sale a semi-detached stone building of approx. 110 ca with private courtyard. The property with exclusive entrance, has a beautiful view of the nearby village of Eglia and the valley.

The house located at the end of the village is on two levels and consists of:

#### GROUND FLOOR

- Entrance-Kitchen;
- Living room with fireplace;
- Bathroom with shower;

#### FIRST FLOOR

- Two double bedrooms;
- Single bedroom;
- Bathroom;

#### UNDERGROUND LEVEL

- Cellar;



The building does not require structural work and is ready to live in, even if small modernization/improvement works are recommended. Pellet heating system. The property is accompanied by a private courtyard and parking space. Once you reach the house you will find a lovely private space for eating outside while enjoying an incredible view. The location of the house makes it the perfect solution as a holiday home or investment.

About 3.5 km away there is Molazzana, a small mountain village at 474 msl. The municipality of Molazzana offers various services such as a post office, a bank, schools, restaurants and bars. It is situated in an excellent position between the higher mountain regions and the villages and shops of the foothills. Galliciano is only 20 minutes away by car.

Galliciano is a lovely village with all the main services such as banks, school, doctor, chemist, sports facilities and a weekly open market.

Lucca is only 1hr (45km) away by car and offers restaurants, museums, and other interesting attractions such as taking a bike ride on the Roman walls which surround the city.

Pisa airport is only 76 km away (1hr 20) and the beaches of the Versilian coast are 75 km away (1hr 20) (Viareggio, Forte dei Marmi).

The peace and tranquility of the Tuscan countryside and the lifestyle of the small village contribute to making this property very attractive and an ideal place to relax.

All you have to do now is contact us on the contact form at the top of the page if you would like to receive more information. Better still, give us a call to arrange a viewing at a time that suits you.

Possibility of buying a barn + land a few walk from the house.

#### DISTANCES:

- Galliciano Km 12
- Barga Km 14
- Lucca Km 45
- Pisa airport Km 78
- Versilia Km 70

#### Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	106 m <sup>2</sup>

#### Mietbedingungen

Verfügbar ab:

#### Kontaktinformation

IMLIX ID: V0292000

