



## 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:	EUR 165,000

#### Standort

Adresse:	Gallicano, LUCCA, Italy
Veröffentlicht:	11.11.2023

#### Beschreibung:

GALLICANO – [V0283] – Extremely attractive semi-detached house of 150sqm located in a quiet cobbled street at the end of the medieval village of Trassilico, a small fraction of Gallicano. Free standing on three sides, the property can be found in the highest part of the village and panoramic near to the Medieval Fortress which offers an amazing 360° view of the Appenine mountains and the Apuan Alps.

The property can only be reached on foot and built on two levels comprises:

#### GROUND FLOOR

- Entrance;
- Kitchen with fireplace;
- Dining room;
- Bathroom;
- Living/dining room with fireplace;
- Cellar;



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- Storage;

## FIRST FLOOR

- Two double bedrooms;
- Two single bedrooms;
- Storage;
- Landing;

The house has a beautiful terrace with amazing view of the surrounding countryside and the mountains front of and the wooden beams and wooden floors keep alive the essence of Tuscany within the walls of this charming property. The house is ready to be lived in but it requires a little modernizing, no central heating.

The garden offers lovely views and it is fenced by the old stone walls, ideal for sun-bathing or relaxing or to eat in the sun days. Trassilico is a small mountain village at 750 msl, situated in the Apuan mountains in Tuscany only 10 kilometres from Galliciano. The cobbled streets and terracotta roofs are only some of the features of this lovely quiet village which has been lived in since Roman times and although all the major services are in Galliciano, Trassilico still has a B&B/retreat that also works as a restaurant. Points of interest in Trassilico are the Rocca (the fortress) which dates from the year 740, the mountain views and several churches.

Galliciano is a lively village with all the main services such as banks, school, doctor, chemist, sports facilities and a weekly open market. Lucca is only 47 km or 1hr 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 80 km away (1hr 40) and the beaches of the Versilian coast are 78 km away (1hr 40) (Viareggio, Forte dei Marmi).

## Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m <sup>2</sup> :	120 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: V0283242

