



## 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 410,000 |

#### Standort

|                 |                                        |
|-----------------|----------------------------------------|
| Adresse:        | San Romano in Garfagnana, LUCCA, Italy |
| Veröffentlicht: | 25.08.2023                             |

#### Beschreibung:

S. ROMANO IN GARFAGNANA – [V0281] – In a great position just outside the historic center of the ancient village of S. Romano in Garfagnana and a few steps from the majestic Fortezza delle Verrucole, we offer for sale this beautiful recently built property . The property of approx. 265 completely independent, enjoys a privileged position with wonderful views.

The building on three levels consists of:

#### GROUND FLOOR

- Entrance;
- Hallway;
- Study;
- Bath;
- Laundry/utility room;
- Large kitchen with fireplace;
- Large living-dining room;



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- Closet under the stairs;

## FIRST FLOOR

- 4 double bedrooms;
- Bath;
- Hallway;

## SECOND FLOOR

- 3 large rooms;
- Bath;

This magnificent property, immediately habitable, offers medium-high finishes and also the possibility of being easily divided into several residential units. Thanks to the predisposition of the systems for a kitchen on each floor and double entrances, it can be used as a single residence, but also as an accommodation facility (B&B). Elegance and refinement are by far the outstanding elements of this property.

The property includes a large porch, parking space and a large garden of 2000 m<sup>2</sup> with the possibility of a new swimming pool.

## DISTANCES

- Castelnuovo di Garfagnana (10km)
- Barga (25km)
- Lucca (Km 58)
- Pisa airport (Km 90)
- Florence airport (Km 118)
- Versilia (Km 83)

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 7                  |
| Badezimmer:              | 3                  |
| Fertige m <sup>2</sup> : | 255 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: V0281182

