



## listing



### Agenten-Info

Name:	Arrighi Maira
Name der Firma:	IL PUNTO
Firma:	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 390,000

#### Standort

Adresse:	Camporgiano, LUCCA, Italy
Veröffentlicht:	20.10.2025

#### Beschreibung:

LIVING IN TUSCANY - we are pleased to present a unique opportunity to acquire a typical Tuscan farmhouse, ready to live in, with a large swimming pool and a panoramic view in the greenery of Garfagnana, about 45 km from Lucca.

Enchanting place and tidy and well-kept context, highly appreciated for over 20 years on the tourist rental market. This is a split sale of an agritourism complex.

**ESSENTIAL CONDITION:** sale of the entire complex consisting of 2 farmhouses, each with its own swimming pool. So don't miss this opportunity, ask for more information and book your farmhouse now or involve a friend or investor to purchase the entire property!

**CAMPORGIANO (Lucca area)** - In the heart of Garfagnana in a splendid area, surrounded by green hills, we offer for sale a beautiful farmhouse of approx. 180 square meters completely renovated in typical Tuscan style and equipped with a large infinity pool plus large arable and wooded land.



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CAPRIFOGLIO HOUSE - Farmhouse nicknamed "Caprifoglio" is on 3 levels and consists of:

## GROUND FLOOR

- Entrance - hallway;
- Living room with fireplace;
- Eat-in kitchen;
- 2 bedrooms;
- Bathroom;

## FIRST FLOOR

- 2 bedrooms;
- Bathroom;

## BASEMENT

- 3 large rooms used as cellar/laundry room;
- Porch with wood-burning oven;

The property includes a surrounding land of about 1 hectare, partly garden and partly orchard with over 40 fruit trees (pear, apple, plum and cherry trees).

A careful arrangement of the green spaces make this place immersed in the countryside an oasis for a few.

The rustic house has a good layout and perfect liveability both externally and internally thanks to the numerous exits onto the stone-paved courtyard.

The property is very private and exposed to the east. The sale includes the furnishings.

Public water and private spring.

Heating: LPG gas

Arrival via dirt road approx. 150m (public/municipal).

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	180 m <sup>2</sup>
Grundstücksgröße:	11000 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: V0326000



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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