



## La Valle

## Στοιχεία μεσίτη

Όνομα:	Edward Crompton
Όνομα εταιρείας:	Realpoint Property Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,295,293.42

## Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Πόλη:	Mulazzo
Δημοσιεύθηκε:	08/11/2020
Περιγραφή:	

The property is situated in the locality La Valle, municipality of Mulazzo, around 2km from the center of Villafranca in Lunigiana (train station FFSS) , 3 km from the town of Mulazzo , 1km from the medieval village of Lusuolo and 10 km from the toll station of the highway Pontremoli-Aulla.

The principal building was constructed by Marchesato Malaspiniano in 1873 and no alterations has been made from it's original form and shape. The said structure is located in an agricultural area composed of vines ,fruit trees ,land fit for seed planting /growing crops for a total surface of 51,760 sq.m and is easily accessible through a private asphalt road.Besides the above mentioned land ,adjoining the property is a vast 75,493 sq.m chestnut wood.

At about 50m. from the main habitation, a cemented basin (3m x 4m) for irrigation had been recently realized .It collects water source owned by the property The land described above can be found and is under the town planning regulation of Mulazzo in an agricultural zone (But this does not preclude a



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possible further extension to what is already built).

In front of the main habitation is a splendid terrace made of an antique piagne stoned pavement and garden border wall in stone, completely recuperated.

Still in front of the habitation exists two rooms/locals, a drying kiln and a hayloft/stable, both in good condition which can be transformed into further accommodation.

In conclusion ,the property situated in a dominant position on the river valley of Magra and high Lunigiana ,certainly today is considered as one of the last rare existing property in a place where one can still enjoy a quiet living between hills and green nature without being deprived of the commodity of the vicinity of it's neighboring towns and urban centers.

## Building A (House)

On the ground floor ,we can find a spacious living room notable for it's barrel-shaped ceiling, a spacious kitchen with a flag-shaped ceiling ,a small bathroom, another room with an independent entrance used as storage for food supplies ,a cellar ,an utility room and a boiler room. An internal stairway(made of stones) gives access to the first floor where we have a wide corridor, 4 bedrooms, a bathroom, a kitchen (now transforming in a bedroom), and a wide balcony.

Also on the first floor but external access via a stone staircase, you reach the large barn restructured that would possibly, a small work on the common wall housing, access to first floor unit 'housing itself thus creating two separate entrances on different floors.

The structure is in masonry supporting stones, some of the interior walls are in bricks. External coatings were plastered and not painted with the exception of the edges of doors and windows, where he preferred to leave the stone visibly. The cover is a hut with tiles of type Marseillaise, while for the part corresponding to the barn mansions lining recently refurbished overburden was made with tiles Portuguese type. The building is equipped with electric, water, sewer, and heating.

Floor space is 121,09 m2. on the ground floor, 139,55 m2. first floor for a total area of sqm. 260,64 while the commercial gross surface area by perimeter walls and internal partition is sqm. 195 to plan for a



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total of 390 m2. To be considered also the Court of the building, 382 m2 largely covered in piagne (genuine stones).

To note that in accordance with the provisions of the municipality of Mulazzo the surface of the building above can be further expanded.

The floors are in terracotta tiles and stoneware ceramic.

The walls are decorated in white-coloured painting.

The bathroom walls are lined with ceramic tiles.

The health of the bathroom (bathtub, bidet, sink and water) are in white tiles

The wooden interior doors are as well as window (Windows and blinds) that allow a discreet lighting and natural ventilation.

There are the heating, electric, water and sewerage.

Overall, the home renovated the 1970s and then works of maintenance over the years, can be defined in excellent condition immediately ready for occupancy.

## Building B( stable/hayloft)

Surface is around 118sq.m., while the gross commercial surface covered by the perimeter walls including internal partitions is 136 sq.m. The walls of the stable at the ground floor are in stone while the hayloft above is in brick. Electric and water systems are provided.

## Building C (Drying Kiln)

The useful surface is about 12 sq.m while the gross commercial surface covered by the perimeter walls including internal partitions is around 16sq.m

## **Κοινά**

Κρεβατοκάμαρες:

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Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	390 τ.μ
Μέγεθος αυλής:	127253 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.691.426

