



## listing



### Στοιχεία μεσίτη

Όνομα:	Arrighi Maira
Όνομα εταιρείας:	IL PUNTO IMMOBILIARE
Χώρα:	Italy
Experience since:	1999
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
Τηλέφωνο:	+39 (340) 334-9897
Languages:	English, Italian
Site:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 178,816.03

### Τοποθεσία

Διεύθυνση:	Fosciandora, LUCCA, Italy
Δημοσιεύθηκε:	25/08/2023

### Περιγραφή:

ATTENTION UNDER OFFER : The property is currently under offer and every visit to the property is SUSPENDED.

The property will in any case remain published, as technical investigations and/or appraisals are in progress for mortgage approval, for the conclusion of the contract. So it could be sold or go back on the market.

If you want more details and information about the property, or receive information on similar properties, contact us now. We are acquiring new properties similar to this one or we will find an ideal property for you!

FOSCIANDORA - [V0265] - Charming 18th century property of approx 460sqm on a hill-side with amazing views. The property comprises the main house and a barn for agricultural use and approx 15,000 sqm of cultivating land/woodland. The buildings are all stone and still have the traditional features typical to the area such as wooden beams and terracotta floor tiles. The only heating source in the house is the fireplace. This old country house is located in the small Municipality of Fosciandora, perfect location for



the ones who like hiking, as the beautiful mountain of the Tosco-Emiliano Appennino is really close. Once you reach the house you will find a nice “aia” and a nice private space for “al fresco” dining. The building arranged on two levels comprises:

## GROUND FLOOR

- Entrance;
- Living area with fireplace;
- Kitchen;
- Living/dining room;
- Storage room/cellar, in the past used for making wine;

## MIDDLE LEVEL

- Bathroom;

## FIRST FLOOR

- 4 double bedrooms;
- Landing;

The sunny and open position offers from every window or corner of the house a breathtaking view from the particular views of the near villages to the splendid views of the surrounding hills. The land of 15000 sqm is easy to access and offers the possibility to put in a pool, for the people who love the mountains there are plenty of paths to discover either on foot or by mountain bike. The position of the house makes it the perfect solution as a holiday home or a family home. Situated in a quiet sunny area it can be easily reached as it is only 3km from the railway station in Fosciandora. Just 1km away is the village of Migliano where there is a bar, pharmacy, school and doctor .

Migliano is a small hamlet at 379 msl and dates from the year 800. The hamlet boasts a few houses, the church of San Michele Arcangelo and the Sanctuary of the Madonna della Stella. The peace and tranquillity of the area is ideal for relaxing. A short distance away are the medieval villages of Barga and Castelnuovo di Garfagnana. The tranquillity of the Tuscan countryside and the peaceful lifestyle of the small Tuscan village help to make this a very attractive property.

All you need to do now is contact us via the contact form at the top of the page if you wish to receive more information. Better yet, call us to arrange a viewing at a time that's right for you.

There is the possibility to see the interiors in detail on the video

## DISTANCES:

Lucca Km 40 (50 minutes by car)

Galliciano Km 9 (14 minutes by car)

The Versilian coast (Viareggio/Forte dei Marmi) Km 67 (1hr by car)

Pisa airport Km 77 (1hr 15 by car)

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	461 τ.μ
Μέγεθος αυλής:	15000 τ.μ

## Lease terms

Date Available:



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**Contact information**

IMLIX ID:

V0265096

