



## 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 623,099.88

## Τοποθεσία

Διεύθυνση:	Piazza al Serchio-San Michele, LUCCA, Italy
Δημοσιεύθηκε:	21/02/2024

## Περιγραφή:

PIAZZA AL SERCHIO – [V0287] – In the village of San Michele we offer you this beautiful property for sale, this one is an alternative choice of yesteryear, but with modern comforts!

Enjoy a riverside cottage originally built in the 1700's, and recently authentically renovated, to provide a comfortable holiday home with private gated pool, full of olde worlde charm....

The property consists of a main house of approx. 220 sqm and a barn of approx 100 sqm, the latter needs to be renovated, only the roof and main walls are in perfect condition. The property also includes land for a surface area of approx. 8,836.

Filled with original features including beamed ceilings, traditional flooring, lintels over windows, original stone staircases and flagstone courtyard, this 4 bedroom, 2 bathroom property has been recently renovated using traditional, and where possible the original materials to create just the right ambience, for a different life style!

Situated in perfect peace next to the river, this property is ideal for those seeking a truly different holiday. Whilst there is a private pool, there is also the river which is a great adventure for children to



play in. The grounds are perfect for secluded picnics, with just the sounds of the river. It is extremely difficult to gain permission for a pool beside such an historic building, and in a riverside location so this property is quite unique..

## Additional property information

### Ground floor :

Enter into hallway, with original stone stair case

The hallway leads on the left to a dining room and this room leads through to a utility room with washing machine, freezer and downstairs wc .

To the right of the hallway is a traditional style kitchen. The kitchen has two windows.

Through the kitchen and into the living room with original fireplace and door leading out to courtyard.

### First floor:

Up the traditional stone stairs to:

Two double bedrooms, both with two windows

One twin bedroom

Two brand new shower rooms, each with shower cubicle, bidet, wc and sink.

### Second floor:

Into 'quiet room' - a loft style room with conservatory style furniture, ideal for relaxing away from the rest of the group, or for use as a 'den' for older children

Quiet room leads into twin bedroom - ideal for teenagers and older children.

All rooms have beamed ceilings and some exposed stonework.

### Outside:

the house is surrounded by a traditional style courtyard with original feel stones. This area is ideal for dining al fresco and has a bbq.

Further covered eating area.

The courtyard leads to the garden where there is a private gated saline water swimming pool of 10m x 4m.

The garden is edged by some woodland on one side, and the trout stream on the other.

There is parking under the garden for when guests use 'river road' which is pretty steep but quite navigable, or over the mediaeval bridge when coming on foot (200m away) .

### A little about the area

San Michele is situated in the heart of the Garfagnana hills approximately 1 hour north of Lucca.

The village is split into two by the River Serchio, with the 'historic village' on one side, and the 'new village' on the other. The 'historic village', which is where the property is located, is best described as a small mediaeval hamlet, and consists of only few houses, and a 'castle' which is still inhabited by locals in the summer. Properties are reached on foot, via original mule track style 'roads'.

This olde worlde hamlet is accessible only on foot, over a mediaeval bridge, although the property itself is also accessible by driving over the 'river road'.

The house itself is surrounded on one side by an ample garden with pool , a small woodland, and is bordered by the beautiful stream.

It's possible walk to the village of Piazza al Serchio for provisions, a couple of bars, a couple of restaurants, and a train station for easy exploring. There is also a pizzeria a 10 minute walk or so away, ran by the owners of the house. Lucca is one hour, Barga 35 minutes, Pisa 1 hr

## Κοινά



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Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	220 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0287237

