

## listing



### Information de l'agent

Nom:	Arrighi Maira
Nom de compagnie:	IL PUNTO IMMOBILIARE
Pays:	Italie
Experience since:	1999
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Specialties:	Buyer's Agent, Listing Agent
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 104,829.31

### Location

Adresse:	Pescaglia, LUCCA, Italy
Soumis:	15/03/2023

### Description:

**PESCAGLIA - [V0256] - "LA CORTE DI TETTO"**

This attractive farmhouse dating from the 1700s is for sale, "LA CORTE DI TETTO" full of memories and charm.

in the historic and age old village of Celle di Puccini and is situated only a few km from Lucca in a dominant and panoramic position, full of memories and charm.

Located in the town named after Giacomo Puccini, it is said that it was customary for the young composer, in the summer, to meet with his friend Tarcisio called "Tetto", in the streets of Celle in the courtyard outside this building, he preferred to play and perform listen to his music. The courtyard closed by the three perimeter walls, and the walls of the streets of the town, offered an excellent musical resonance.

The property, located at the beginning of the village, boasts wonderful views of the valley and the surrounding mountains, allowing for total relaxation and giving us a taste of ages gone by. The small town stands at about 370m asl and is made up of about 50 inhabitants. In the 1970s the community decided to



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honour the town by changing its name from Celle to Celle di Puccini in honour of the Italian composer Giacomo Puccini. The musician, considered one of the greatest and most significant opera composers in musical history at the end of the 19th century, was in fact very attached to this village where his grandfather

Giacomo was born and where he spent a lot of his childhood. Inside the Borgo you can see the composer house and visit the museum dedicated to him.

The house is built on 4 levels with double entrances and is equipped with a lovely garden of approx. 30 sqm which offers the possibility to eat outside.

The property requires some work doing to it. (Example...no heating system, electrical system to be modernized plus other little works), the house of 300sqm consists of:

#### GROUND FLOOR

- eight rooms, a bathroom and little closet;

#### FIRST FLOOR

- Five bedrooms, bathroom and corridor;

#### SECOND FLOOR

- Double bedroom;

#### SEMIINTERRED LEVEL:

Four rooms used cellar/storage.

#### INTERNAL AND EXTERNAL FINISHING

The property has the typical finishings of Tuscan farmhouses, with exposed stone for the external facades and with stone portals and columns, while inside the original structures with wooden ceilings and original terracotta floors have been well cared for and maintained as have the beautiful stone stairs.

Price 98,000 negotiable

#### DISTANCES:

- 7 Km / about 10 min from Diecimo
- 7 Km / about 10 min from the train station
- 20 Km / about 25 min from Lucca
- 50 Km / about 1 hour from Pisa (international (Viareggio,Forte dei Marmi))

PLEASE NOTE: the geolocation, for confidentiality and privacy reasons, indicates the area, but not the exact address.

#### WHY BUY THIS PROPERTY?

There are three compelling reasons for buying this property:

- it is an ideal place for relaxing and spending time away from the city;
- it is a suitable place for those who love long walks or mountain-bike trails
- it is a place rich in history and charm, near Lucca.

Do these features match what you are looking for?

Then don't miss the opportunity to visit this property, book your guided tour, we will provide you with all the information you need. **CONTACT US NOW >>**



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## Commun

Chambres:	6
Salle de bains:	2
Pied carré fini:	220 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0256104

