



## listing



### Information de l'agent

Nom:	Arrighi Maira
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 124,575.35

#### Location

Adresse:	Gallicano, LUCCA, Italy
Soumis:	17/01/2023

#### Description:

GALLICANO – [V0218] - Lovely property which includes a main house of 240sqm, second house of 90sqm, garage with two storage rooms, big barn, another out building, wood-burning oven and 500sqm of land.

The buildings are to be restored. No central heating, only fireplace in kitchen. The main building is on three levels and comprises:

#### GROUND FLOOR

- entrance;
- living room;
- kitchen with fireplace;
- Dining room;

#### FIRST FLOOR

- two double bedrooms;
- Bathroom;

#### BASEMENT



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Three rooms for use as a cellar/cantina.

The second house, which can also be used as dépendance, is composed of:

## GROUND FLOOR

- Entrance-living room;
- Kitchen;
- Living room;

## BASEMENT

- Cellar/cantina

The property consists of two other buildings, a large barn of approx. 220sqm arranged on three levels with a beautiful roof terrace and a garage of 50 sqm with two adjoining rooms. The property is accompanied by flat land (500 sqm), another outbuilding that was used as a chestnut drying house and wood-oven (20sqm).

The property offers many different possibilities for renovation as it can be converted into two separate apartments or one large house and could be extended to incorporate the barn.

The property is in the small village of Gallicano lovely village with all the main services such as banks, school, restaurants and bars, doctor, chemist, sports facilities and a weekly open market. The property is located outside the center of village in a quiet place, but at few steps from the center. The flat land is the ideal place to put in a swimming pool.

The fantastic position of the place makes for an excellent opportunity to develop a B&B or farmhouse holiday activity as it offers privacy and peace. Excellent investment.

## DISTANCES

- Lucca 35 km
- Pisa 70 km (airport)
- Florence 98 km (airport)
- The Versilian coast – Viareggio/Forte dei Marmi km 64

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	600 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0218136

