



## 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
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 468,995.37

#### Location

Adresse:	Barga, LUCCA, Italy
Soumis:	05/04/2025

#### Description:

TUSCANY - BARGA - [V0329] - In the panoramic village of Albiano, a small hamlet of the municipality of Barga we offer for sale this beautiful independent property recently renovated and ready to live.

The property is located in the center of the village and a few meters from the house there is the small central square, the property can be reached by walking or with small means of transport.

The property consists of main building of mq. 230 ca. other building of mq. 60 ca. arranged on one floor and used as a laundry room, spacious porch, panoramic terrace, small garage and large courtyard with nice garden of approximately 150. Possibility with separate purchase of private car space.

The main house is on two levels and consists of:

#### GROUND FLOOR

- entrance-hallway with staircase;
- living kitchen;



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- bathroom;
  - stay;
  - living room with fireplace;
  - clearing room;
  - technical room;
  - porticato;

## FIRST FLOOR

- disengagement;
- 4 double rooms;
- bathroom;
- panoramic terrace;

## BASEMENT FLOOR

- wood shed/garage;
- storage room;

For sale with the property is a separate building which consists of: a tavern with fireplace and kitchen. With separate entry to a room for use laundry/ storage room and bathroom, a beautiful wood oven completes the nice garden in front of the small building.

The property has been recently renovated with a good degree of finishing, especially as regards energy efficiency by positioning the building in class A4, consequently the property offers high energy performance coming back into the highest class.

The nice village of Albiano (417msl) offers a restaurant and a public swimming pool.

A short distance from the village about 1.7km is the village of Castelvecchio Pascoli where you can find additional services such as bank, post office, restaurant, bar, market, while for all other services, only 8 minutes by car from the house you can reach Barga, ancient medieval village and one of the most beautiful villages in Italy.

Great investment, this is the ideal property for those who love to live in the center of a small village, but without giving up the quite. This property would be ideal as a family home or as a holiday home.

## DISTANZE

- BARGA Km 4
- LUCCA Km 44
- PISA airport Km 76
- FLORENCE airport Km 104
- THE VERSILIAN COAST (Viareggio/Forte dei Marmi) Km 68

## Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	230 m <sup>2</sup>



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

V0329000

