



## listing



### Information de l'agent

Nom:	Arrighi Maira
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Pays:	IMMOBILIARE
Experience since:	Italie
Type de service:	1999
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 682,869.66

#### Location

Adresse:	Barga, LUCCA, Italy
Soumis:	20/03/2025

#### Description:

BARGA - [V0328] - In the medieval town of Barga at about 410m (usl), in an excellent residential area we offer for sale beautiful property consisting of main building arranged on 3 levels and in adherence an other large building built in typical Tuscan style. The gated entrance leads to an external paved area surrounded by a hedge. To complete the property there are a large lemon garden, a wonderful 12x6 swimming pool and a large garden.

The house is composed of:

#### GROUND FLOOR

- Entry;
- Living-dining room with fireplace;
- Open kitchen;
- Large living room-kitchen with fireplace;
- Bathroom with shower and sauna;
- Double garage;
- Cellar;



- Technical room;
- Storage room;
- 2 double bedrooms;
- Single bedroom;
- Bathroom;

## ATTIC FLOOR

- 3 Large rooms;

## BASEMENT FLOOR

- Tavern with fireplace;

This beautiful property offers the possibility of subdivision and expansion. The main house dates back to the 70s while the adherent part was built in the early 2000s. The extension is not internally connected to the main house, but offers the possibility of doing so making it a large house. The property has been subject to some better including energy efficiency bringing the building into class A. Very nice is the exterior equipped with kitchen masonry to enjoy summer evenings in swimming pool. The surrounding garden is approx. 2000sqm totally flat, the pool area offers large relaxation areas and lovely views. The sale includes part of the furnishings.

Beautiful is the view that this property offers especially from the pool area where in addition to having a lot of privacy the view extends from the Apuan Alps to the Apennines mountains. The location of the property is ideal for people looking for tranquility and sunny places, but at the same time appreciate the proximity to the center of one of the most beautiful villages in Italy.

Barga offers all the main services such as restaurants, schools, banks, doctors, hospital, shops, public swimming pool, riding stables and much more. During the summer there are many events that give the opportunity to taste delicious local products and listen to live music. During the Christmas and Epiphany period, other traditional festivals are held such as 'Canto della Befana!'. The historic center of Barga can be reached in 10 minutes on foot.

This is the ideal property for lovers of the countryside and tranquility, but who appreciate having all the main services at hand.

Lucca is only 45 minutes away by car and offers restaurants, museums and other interesting attractions such as taking a bike ride on the Roman walls surrounding the city.

The airport of Pisa is only 70 km (1 hour and 10) and the beaches of the Versilia coast are about 70 km (1 hour and 15) (Viareggio, Forte dei Marmi).

## Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	260 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0328000

