



## listing



### Ügynök információ

Név:	Arrighi Maira
Cégnév:	IL PUNTO IMMOBILIARE
Ország:	Italy
Experience since:	1999
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Földterület, Agriculture, Mobile/Manufactured, Other
Telefon:	+39 (340) 334-9897
Languages:	English, Italian
Weboldal:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto- tuscanyre.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 139,000

### Elhelyezkedés

Cím:	Gallicano, LUCCA, Italy
Feladta:	2023. 03. 15.
Leírás:	

GALLICANO - [0248-] – Casale “Il Borghetto” - Ancient 18th century farmhouse with amazing view. The house of approx 220 sqm is situated in the lovely medieval village of Trassilico, a small fraction of Gallicano. It is an extremely attractive property for sale because offers the possibility to use half home for to rent and the other for to live. There are double entry and internal staircase to connects the total levels, so it's really versatile. The semi-interred level needs to restored. The traditional features of the house have been kept and the stone work and wood has been well maintained. Public water, heating system and electricity are connected. Free standing on two sides and recently restored, the property can be found in the highest part of the village which offers an amazing view. The property can only be reached on few foot, the public parking is far 300 meters. The building arranged on two levels plus two basements, comprises:

#### GROUND FLOOR

- Entrance-living room-lunch;
- Kitchen;



-Bathroom;

-Utility room;

## FIRST FLOOR

-Two Double bedrooms;

-Single bedroom;

-Bathroom;

-Landing;

## SEMI-INTERRED LEVEL 1:

-Three rooms;

-Bathroom;

## SEMI-INTERRED LEVEL 2:

-Two rooms;

The house has been recently restored while keeping the characteristic style of architecture with wooden beams and floors all visible. The terrace offers lovely views of the surrounding hills and villages near making the place ideal for holidays.

Trassilico is a small mountain village at 750 msl, situated in the Apuan mountains in Tuscany only 10 kilometres from Galliciano. The cobbled streets and terracotta roofs are only some of the features of this lovely quiet village which has been lived in since Roman times and although all the major services are in Galliciano, Trassilico still has a corner shop and a B&B that also works as a restaurant. Points of interest in Trassilico are the Rocca (the fortress) which dates from the year 740, the mountain views and several churches, the church of San Pietro e Paolo, the church of Santa Elisabetta and the church of San Rocco. The most important event of the year in Trassilico is the Sweet Chestnut Festival which offers the opportunity to taste local products made from local sweet chestnut flour. The main services are only 20 minutes away by car.

Lucca is only 50 minutes away by car and offers restaurants, museums, and other interesting attractions such as taking a bike ride on the Roman walls which surround the city.

Pisa airport is only 1 hour and 20 minutes away by car and the beaches of the Versilian coast are 70 km away (Viareggio, Forte dei Marmi).

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

## Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	166 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0248112



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