

## listing



### Ügynök információ

Név:	Arrighi Maira
Cégnév:	IL PUNTO IMMOBILIARE
Ország:	Italy
Experiene 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 320,000

### Elhelyezkedés

Cím:	Pescaglia, LUCCA, Italy
Feladta:	2025. 10. 22.

#### Leírás:

PESCAGLIA – [V0357-000] – Reggioli, Farmhouse with land and amazing view.

In a splendid and unique hilly location, we offer a detached farmhouse of approximately 240sqm with views of the Lucca plain and sea, above Gello di Pescaglia (pleasant medieval village). It is suitable also as accommodation facility (holiday home, B&B, agritourism).

The sale includes two stone building which are used for storage.

The house ready to be lived, comprises:

#### GROUND FLOOR

- Entrance;
- Large living area with fireplace;
- kitchen/diningroom;
- Bathroom with a shower ;
- Storeroom;
- stairs down to the semi-interred level;

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## FIRST FLOOR

-Three double bedrooms;

-Single bedroom;

-Bathroom with a shower ;

## SEMI-INTERRED LEVEL

- laundry area;

- spacious garage;

-Cellar/cantina;

All the rooms are furnished in a typical rustic-Tuscan style (wooden windows, parquet, ceilings with bricks and rafters). The furniture will be sold with the house.

The property is situated in the lovely locality of Foce di Gello at 700 m asl. and is reached via a gravel road of 1 km (5 minutes)

It is in a lovely sunny position and from every window or corner of the house you can enjoy breathtaking views. This quiet area is an excellent place for a B&B, or a holiday house. The land offers the possibility to put in a pool and for those who love the mountains there are plenty of paths to discover either on foot or by mountain bike.

all set in a beautiful fenced garden (3500sqm) with five centuries-old chestnut trees, two large walnut trees, with private spring, masonry barbecue and the possibility to build a swimming pool.

In the surroundings there are: paths for hiking and horseback riding, typical restaurant (8km), grocery, supermarket (10km ).

Celle di Puccini (5km), a village known for the house-museum of the Puccini family, where the musician-composer of the Boheme spent his childhood.

Lucca (30km, 50 minutes), a city with an immense historic-monumental richness and an extraordinary musical tradition. For these reasons they proposed to include its historic center on the UNESCO list of World Heritage Sites.

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 70 km away (1' 10"minutes) and the beaches of the Versilian coast are 70km away (1' 10"minutes) (Viareggio, Forte dei Marmi).

All you have to do now is contact us on the contact form at the top of the page if you would like to receive more information. Better still, give us a call to arrange a viewing at a time that suits you.

There is the possibility to see the interiors in detail on the video

## Gyakori

Hálószobák: 4

Fürdőszobák: 2

Kész négyzetméter: 310 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0357000

