



## listing



### Agent Info

Naam:	Arrighi Maira
Bedrijfsnaam:	IL PUNTO IMMOBILIARE
Mistlampen:	Italy
Experience since:	1999
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
Telefoon:	+39 (340) 334-9897
Languages:	English, Italian
Website:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto- tuscanyre.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 594,650.87

### Locatie

Adres:	Molazzana, LUCCA, Italy
Geplaatst:	25-08-2023

### Omschrijving:

MOLAZZANA – [V0280] – Near the town of Molazzana at about 630m (asl) we offer for sale this charming farmhouse completely rebuilt in 2005 of approx. 220 approx. located on a hill-side with amazing views. The sunny and open position offers from every window or corner of the house a breathtaking view from the particular views of the near villages to the splendid views of the surrounding hills. The property comprises the main house with terrace, a recently swimming pool and approximately 2,000 sqm of land (woodland/cultivating land). The building is on two levels and consists of:

#### GROUND FLOOR

- Entrance;
- Living area with fireplace;
- Kitchen;
- Four double bedrooms;
- Four bathrooms;

#### FIRST FLOOR

- Four double bedrooms;
- Four bathrooms;



- Living room;
- Large terrace;

The building has been finely rebuilt with particular attention to detail and has the traditional finishes to the area such as wooden beams and terracotta floor tiles. The system heating has LPG with a private tank and solar panels. The sale includes the main furnishings. This beautiful country house is located a few distance of the Municipality of Molazzana (5 minutes by car) and it is perfect location for the ones who like hiking, as the beautiful mountain of the Apuan Alps are really close. The position of the house makes it the perfect solution as a holiday home or a family home. This property is near the Medieval Villages of Barga and Castelnuovo di Garfagnana, or the natural Apuan Park. The quiet of the Tuscan countryside and the peaceful lifestyle of the small Tuscan village help to make this a very attractive property.

All you need to do now is contact us via the contact form at the top of the page if you wish to receive more information. Better yet, call us to arrange a viewing at a time that's right for you.

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

Private and public parking.

#### DISTANCES:

Lucca Km 40 (50 minutes by car)

Galliciano Km 6 (10 minutes by car)

The Versilian coast (Viareggio/Forte dei Marmi) Km 67 (1hr by car)

Pisa airport Km 77 (1hr 15 by car)

#### **Algemeen**

Slaapkamers:	8
Badkamers:	8
Afgewerkte vierkante meter:	220 m <sup>2</sup>
Lot Afmeting:	2000 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0280081

