



## listing



### Agent Info

Naam:	Arrighi Maira
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Mistlampen:	Italy
Experience since:	1999
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 686,068.82

### Locatie

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

### Omschrijving:

MOLAZZANA - [0258] – Lovely stone farmhouse of approx. 250sqm with swimming pool, located in the heart of Garfagnana at 800 msl between, in the green of the valley inserted between the mountain ranges of the Apennines and the Apuan Alps in the north of Tuscany, surrounded by meadows and woods with a beautiful panoramic view.

The property, ready for to live, is accompanied by approximately 20,000 sqm of land plus a swimming pool (10 x 5 meters), barbecue and pergola.

### DESCRIPTION:

The property includes 2 completely renovated typical stone houses, a beautiful swimming pool with amazing view and a big plot of land.

The main house of about 200 sqm was divided into 2 apartments, everyone with separate entry, the first one is located on the ground floor and the other on the first floor, each with an area of 80 square meters and both composed of:

- Entrance / living room with sofa bed,
- kitchen,



- 2 double bedrooms
- 1 bathroom.

The farmhouse has a room in the basement for storage/laundry use. totally refurbished.  
The second building includes a 50 sqm apartment on 2 levels, composed as follows:

#### GROUND FLOOR:

- entrance,
- living room with fireplace and sofa bed,
- kitchen,
- bathroom
- large panoramic terrace;

#### FIRST FLOOR:

- Double bedrooms

#### DETAILS and FINISHES:

The farmhouses have been renovated in the traditional Tuscan style with chestnut wood beams and terracotta bricks, terracotta floors, stone decorations and exposed bricks.

Excellent internal and external finishes. LPG heating and fireplace.

The property is accompanied by approximately 20,000 square meters of land with swimming pool (10 x 5 meters), barbecue and pergola.

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

#### DISTANCES:

- Castelnuovo di Garfagnana 10Km,
- Galliciano 9Km,
- Barga 13km,
- Lucca 40km,
- Versilia (sea) 48km,
- Abetone (ski slopes) 53 km,
- Pisa airport 80km.

#### **Algemeen**

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	250 m <sup>2</sup>
Lot Afmeting:	20000 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0258102



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