



## 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
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Languages:	English, Italian
Website:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto- tuscanyre.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 109,009.71

### Locatie

Adres:	Gallicano, LUCCA, Italy
Geplaatst:	07-08-2024
Omschrijving:	

ATTENTION UNDER OFFER : The property is currently under offer and every visit to the property is SUSPENDED.

The property will in any case remain published, as technical investigations and/or appraisals are in progress for mortgage approval, for the conclusion of the contract. So it could be sold or go back on the market.

If you want more details and information about the property, or receive information on similar properties, contact us now. We are acquiring new properties similar to this one or we will find an ideal property for you!

GALLICANO - [V0313] - Beautiful stone house of approx. 85 sqm with amazing views. The house is located in the historic center of the village of Gallicano, commonly called "Castle" and can be reached on foot or by small car.

The public parking is about 200 m from the house. Completely renovated the house is ready to live. The property on three levels consists of:



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## GROUND FLOOR

- entry;
- main bathroom with bathtub;
- bathroom with shower;
- cellar

## FIRST FLOOR

- kitchen;
- living room with fireplace;
- dining room;

## SECOND FLOOR

- double room;
- single room;
- panoramic terrace;

The house with private entrance has good finishes and is immediately habitable, central heating with natural gas and pellet stove.

The property is accompanied by a large and beautiful panoramic terrace on the second floor of the house, where you can admire a splendid view of the village. The property is within walking distance of all the important services..

The property is ideal as a family home and is being used as such at present although it would also make lovely holiday accomodation. The sale includes some furniture. Excellent investment in a lovely place.

## DISTANCES:

- Lucca km 37 (45 min)
- Florence airport km 94 (1hr 25min)
- Pisa airport km 75 (1hr 15min)
- Versilia-Forte dei Marmi coast km 65 (1hr)

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	85 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0313000



# IMLIX

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