



## 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 2,209,849.68

### Locatie

Adres:	Pescaglia, LUCCA, Italy
Geplaatst:	07-11-2024
Omschrijving:	

PESCAGLIA – [321] – AL COLLE, Enchanting village with swimming pool, for sale on the hills between Lucca and Camaiore, located in a breathtaking location from which you can enjoy a wonderful view of the Lucchese plain.

The property consists of two buildings for a total of sqm. 467 and with swimming pool in the well-kept park with olive grove, all about 2.5 hectares.

Access to the property is through a private paved road that runs along part of the olive grove property and arrives at the large parking area. The two buildings located on top of a beautiful hill are currently divided into four apartments, while on the left, in a slightly lower terrace, there is a large garage for 2 cars.

The buildings, originally from 1800, were totally renovated in 2000, trying to maintain the typical Tuscan style, in fact they have stone structure, terracotta floors, ceilings with wooden beams, bricks and original fixtures. Each unit has its own private outdoor area with barbecue and divided by furniture in dining areas and relaxation areas and the property is surrounded by a well-kept garden. The houses are composed of a minimum of two rooms to three bedrooms, bathroom, living area and kitchen. All of this is accompanied by a beautiful wood-burning oven, laundry area, cellar, storage rooms and large garage.

Externally a pergola for dining outdoors with barbecue and not far from the buildings, on a terrace in an



elevated position, is located the area dedicated to the pool. The pool is unique, with views over the valley and protected by the surrounding hills, where the ancient Pievi stand out giving unique views to anyone who relaxes in the surrounding solarium.

The property for sale in Tuscany enjoys a unique charm and a privileged position; therefore, it is an excellent investment both for those who want a typically Tuscan holiday home, surrounded by nature but not too isolated, and for anyone who wishes to make it their main dwelling with the possibility of using a part of it as an accommodation business.

#### **DISTANZE:**

- Lucca km 13
- Versilia coast km 20
- Pisa Airport km 40
- Firenze Airport km 83

PLEASE NOTE: For privacy reasons, geolocation indicates the area, but not the exact address.

#### **Algemeen**

Slaapkamers:	10
Badkamers:	6
Afgewerkte vierkante meter:	467 m <sup>2</sup>
Lot Afmeting:	25000 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0321117

