



## Mill For Renovation For Sale in Castelnuovo di Garfagnana Lucca Italy



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 176,023.21

### Location

Country:	Italy
State/Region/Province:	Tuscany
City:	Castelnuovo di Garfagnana
Address:	Via per Pontardeto
ZIP code:	55036
Posted:	Dec 16, 2023

### Description:

Mill For Renovation For Sale in Castelnuovo di Garfagnana Lucca Italy

Esales Property ID: es5553973

Via per Pontardeto

Paper Mill

Castelnuovo di Garfagnana

Lucca

Italy

Nestled amidst the picturesque town of Castelnuovo di Garfagnana, this remarkable property presents an



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unparalleled opportunity to restore a piece of local heritage and create a unique living space. The former paper mill, dating back to the late 19th century, exudes timeless charm while offering a blank canvas for a captivating renovation project.

Situated on an expansive plot of approximately 4,000 square meters, the property boasts a tranquil setting, backed by a small tributary and adorned with a mature tree grove. The mill's footprint, encompassing approximately 650 square meters, encapsulates the essence of its former era, with original foundations and walls that bear witness to its rich history. While the roof requires attention, the property's inherent structure remains intact, providing a solid foundation for a comprehensive restoration.

The property's potential extends beyond its historical significance. The original plans, consisting of 28 apartments spread across three levels, offer an enticing vision for a modern and vibrant living complex. These tentative plans, totaling 3,000 square meters of floor living space, remain readily accessible, serving as a valuable guideline for the property's future transformation.

Castelnuovo di Garfagnana, the charming town that embraces this exceptional property, serves as a hub of activity and convenience. Well-connected by road and rail, the town provides seamless access to Lucca, Florence, and the Versilia coast, including the renowned Viareggio. The journey from Pisa airport is a mere 1 hour and 30 minutes, adding to the property's accessibility.

Beyond its immediate vicinity, the property's location unveils an abundance of natural splendor. The Apuan Alps and Appenines, renowned national parks, lie within easy reach, beckoning with a myriad of hiking trails, scenic landscapes, and exhilarating outdoor pursuits. For the avid golfers, Garfagnana golf club is just a 5-kilometer drive away, offering a chance to indulge in this captivating sport amidst the breathtaking Tuscan countryside.

The opportunity to transform this former paper mill into a thriving residential haven presents an exceptional proposition for discerning investors and renovation enthusiasts. With its unique architectural features, tranquil setting, and convenient location, this property embodies the essence of heritage preservation and modern living, poised to become a landmark in the heart of Castelnuovo di Garfagnana.

## ABOUT THE AREA

Castelnuovo di Garfagnana is a town and comune in the province of Lucca, Toscana, central Italy. It is located at the confluence of the Serchio and the Turrone Secca rivers, close to the intersection of roads passing through the Apennine Mountains and the Apuan Alps. Castelnuovo di Garfagnana is a bustling town with road and rail links to Lucca, Pisa, Florence and the Versilia coast by Viareggio. The national parks of the Apuan Alps and Appenines are an easy drive away and open up a whole host of walks, nature and sports for your enjoyment.

The history of Castelnuovo can be traced back to as early as 740AD but within a century, the village had become an important town with defensive walls and castles. Its location enabled it to establish itself as a transit point for traders and visitors travelling to the northern areas of Italy. Over the centuries, the



defensive walls and castles were enlarged and improved. In 1924, Castelnuovo became part of the Province of Lucca.

Even today, the defensive walls of Castelnuovo di Garfagnana play an important role in everyday life in Castelnuovo di Garfagnana. The walls contain the oldest parts of the town along with winding roads and small artisan shops. The more modern offices, residences, bars, restaurants and train station are outside of the walls. Many local residents commute to work in Lucca, Pisa or Florence whilst a growing number are able to make a comfortable living from tourism or from the sale of artisan gifts and paintings.

The history of Lucca Province dates back to ancient times, with evidence of Etruscan settlements found in the region. During the Roman era, Lucca became an important city and developed into a strategic military and commercial center.

### Feast day of St Peter

St Peter is the patron saint of Castelnuovo di Garfagnana and the feast day on 29th June is celebrated by all the locals – many shops may close during the festivities.

### Carnival

Castelnuovo di Garfagnana really gets into the spirit of Carnival time during February and you can watch the many floats parade through the town.

### September Fair

The September Fair recreates the ancient importance Castelnuovo di Garfagnana held as a trading route between North and South. For 8 days, agricultural fayre is promoted for sale with a favourite being the local Garfagnino cheese. The tourist office has created a few new ideas to accompany the ancient traditions, one of which has proved very popular with the locals – Bingo in the main square!

The province of Lucca covers an area of 1.773 sq.km. It borders the Tyrrhenian sea to the west, the province of Massa-Carrara to the northwest, the province of Pisa to the south, the province of Pistoia to the northeast, the province of Florence to the east and the region of Emilia Romagna to the north.

Traditional Cuisine: The province offers a delectable array of Tuscan cuisine, including pasta dishes, soups like ribollita and farro soup, and various meat and cheese specialties. The local wines and olive oils are also highly regarded.

### MAiN FEATURES:

- \* 650m<sup>2</sup> of living space
- \* 4000m<sup>2</sup> of land
- \* 6 Bedrooms if redeveloped
- \* 6 Bathrooms if redeveloped
- \* Stunning Views



- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Common

Bedrooms:	6
Bathrooms:	6
Finished sq. ft.:	650 sq m
Lot Size:	4000 sq m

## Lease terms

Date Available:

## Additional information

Virtual tour URL: [https://www.youtube.com/embed/771ni8w8lok?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/771ni8w8lok?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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