



## listing



### Agent Info

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

### Listing details

Property for:	Sale
Price:	EUR 375,000

### Location

Address:	Pescaglia, LUCCA, Italy
Posted:	Nov 21, 2023

### Description:

PESCAGLIA - [V0275] - COLLE ALLE PIANE - Just outside the historic and ancient village of Celle dei Puccini, a few km from Lucca, in an isolated position surrounded by nature, a typical Tuscan stone farmhouse with swimming pool and large land is for sale.

### LOCATION

The property on the first hill of the Pescaglia area, located at the beginning of the town, an ancient medieval village, Celle dei Puccini, in honor of the famous Italian composer Giacomo Puccini. The musician, considered one of the greatest and most significant opera composers in the musical history of the end of the 19th century, was in fact very attached to this town where his family had origins since the 1500s. Inside the Borgo it is possible to see the composer's house and visit the museum dedicated to him.

### DESCRIPTION

the farmhouse, in typical Tuscan style, is entirely in stone and has a total area of approx. 250, while the land included in the property for sale has an area of just over 2 hectares, partly with olive grove. The property is accessed by a short private dirt road in the woods, even with a normal car, but a 4x4 is



preferable, especially in autumn and winter. The house is ready to live in, but however needs some work in and around the pool.

The property is on two levels and is made up as follows:

#### GROUND FLOOR:

- entrance to large living room,
- dining area with fireplace,
- Kitchen
- large tavern
- bath
- laundry area
- hallway with stairwell, which leads to a pergola at the back, ideal for outdoor lunches or dinners, with direct access to the pool area,
- cellar room with access only from the outside

#### FIRST FLOOR:

- disengagement,
- 6 bedrooms (4 doubles, 1 twin, 1 single)
- 3 bathrooms

#### INTERIOR FINISHES

The property retains the characteristics of the rustic Tuscan style such as the chestnut wood beams and rafters and the terracotta floors and bricks.

Heating with oil boiler, to be replaced. The house needs some works.

#### DISTANCES

- all the services are located at 8 km / about 10 minutes
- 7 Km / about 10"min from the train station
- 20 Km / about 25"min from Lucca
- 50 Km / about 1 hour from Pisa (international airport)
- 50 Km / about 1 hour from Versilia (Forte dei Marmi)

#### WHY BUY THIS PROPERTY?

These three good reasons to buy this property:

- ideal place for a relaxing stay away from the city;
- excellent investment with the possibility of income for tourist rentals;
- place full of history and charm, near the city of Lucca.

#### **Common**

Bedrooms:	6
Bathrooms:	3
Finished sq. ft.:	242 sq m
Lot Size:	21729 sq m

#### **Lease terms**

Date Available:



IMLIX

IMLIX Real Estate Marketplace  
<https://www.imlix.com/>

---

### Contact information

IMLIX ID:

V0275086

