



## listing



### Agent Info

Name: Arrighi Maira  
Company: IL PUNTO  
Name: IMMOBILIARE  
Country: 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  
Phone: +39 (340) 334-9897  
Languages: English, Italian  
Website: <http://ilpunto-tuscanyre.com>

### Listing details

Property for: Sale  
Price: USD 136,289.71

### Location

Address: Pescaglia, LUCCA, Italy  
Posted: Mar 15, 2023  
Description:

"IL CERTOSINO - Manor house to be finished with garden for Sale in Tuscany, in the municipality of Pescaglia, located in the first slopes of the Tuscan Apennines, 5 km from the valley road and all services. In the historic center of the hamlet of Villa a Roggio, for sale a manor house of about 250 square meters. commercial on three floors (including the basement), with an exclusive garden of 240 square meters. and cellar rooms for 38 sqm.

Directly overlooks the adjacent municipal road with no traffic at all. On the ground floor we enter from the entrance, which then opens to the large living room, service bathroom, hallway with stairs in local stone, kitchen with old wooden fireplace and characteristic stone sink, as well as a comfortable small room used as a closet / pantry. ; on the first floor we have hallway, bathroom, single bedroom, double bedroom and another room used as a study or bedroom with fireplace and private toilet; on the second floor attic there is a hallway, a closet and two large attic rooms for a total of 78 square meters; in the basement with access from the outside we have two rooms for use as a cellar.

The villa is not habitable as finishing works must be carried out (floors, plasters, paintings, partially



restored fixtures) as well as part of all the systems. In front of the building, beyond the municipal road, with a beautiful gate and staircase, there is the raised garden and on which there is also an old masonry well. Typical Tuscan structure with chestnut beams and rafters and terracotta bricks.

The property is suitable for use as a main residence, as a second home or as a holiday home. Possibility of building a swimming pool in the garden. Commercial area sqm. 250. Useful Surface Villa sqm. 145.

It is located in the Province of Lucca, in the municipality of Pescaglia, an hour's drive from all the major tourist centers of Tuscany and Versilia. Public transport in the hamlet and station 5 km. Shops and more: 5 km

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

#### **DISTANCE**

- Lucca: 20 km
- Pisa: 40 km
- Versilia: 32 km
- Florence: 94 km
- Garfagnana: 32 km
- Abetone: 53 km

#### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	250 sq m

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0255106

