



## listing



### Informações do Revendedor

|                   |  |
|-------------------|--|
| Name:             | Arrighi Maira  |
| Nome da Empresa:  | IL PUNTO IMMOBILIARE   |
| País:             | Itália   |
| Experience since: | 1999   |
| Tipo de Serviço:  | Selling a Property   |
| Specialties:      | Buyer's Agent, Listing Agent   |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other |
| Telephone:        | +39 (340) 334-9897   |
| Languages:        | English, Italian   |
| Website:          | <a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>                    |

### Detalhes do anúncio

|               |            |
|---------------|------------|
| Imóveis para: | Venda      |
| Preço:        | EUR 65,000 |

### Localização

|             |                         |
|-------------|-------------------------|
| Address:    | Molazzana, LUCCA, Italy |
| Adicionado: | 03/07/2025              |

Informação adicional:

**ATTENTION: UNDER OFFER:** The property is currently under offer and viewings are **SUSPENDED**. The property will remain listed as technical inspections and/or appraisals are underway for the finalization of the contract. Therefore, it could be sold or returned to the market.

If you would like more details and information about the property, or to receive information on similar properties, please contact us immediately. We are currently acquiring new properties similar to this one or we can find the perfect fit for you

TUSCANY - MOLAZZANA - [Rif. V0345] – LA VOLTA, Charming 19th century property of approx 120sqm is for sale in the village of Eglio (700m asl), Molazzana.

The house is built in stone and keeping the italian architectrual characteristic intact, wooden floors and bricks.

The house has wonderful panoramic views and private garden. The building of approx. 120sqm is totally independent and it needs to be completely renovated are still present the original features of the house.

The house located in the center of the village is arranged on three levels and consists of:



## GROUND FLOOR

- entrance/living room;
- dining room;
- kitchen;
- large cellar;

## FIRST FLOOR

- corridor;
- bathroom;
- 4 bedrooms;

## BASEMENT FLOOR

- 2 cellars;

The property has a solid structure and still preserves the old chestnut wood floorings. The sunny and open position offers from every window or corner of the house a breathtaking view from the particular views of the near villages to the splendid views of the surrounding hills.

Although located in the center of the village the house is accompanied by a nice and large garden of approx. 190 sqm with excellent exposure and where you can eat outdoors. Public parking at about 20 m. The house could become a lovely holiday home or a family home given the location.

About 3.5 km away is the village of Molazzana where you can use a bar/ grocery, pharmacy, school and doctor. The medieval villages of Barga and Castelnuovo di Garfagnana are within a short distance.

The peace and tranquility of the Tuscan countryside and the lifestyle of the small village contribute to make this property very attractive and ideal place to relax.

All you need to do now is contact us via the contact form at the top of the page if you wish to receive more information.

## DISTANCES :

- Gallicano Km 8
- Castelnuovo Km 10
- Barga Km 13
- Lucca 40 km
- Pisa airport km 77
- Versilia Km 65
- Florence airport km 106

## Comum

|                         |                   |
|-------------------------|-------------------|
| Quartos de dormir:      | 4                 |
| Banheiro:               | 1                 |
| Pés quadrados acabados: | 80 m <sup>2</sup> |



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

V03450320

