



## listing



### Информация об агенте

Название:	Arrighi Maira
Название компании:	IL PUNTO IMMOBILIARE
Страна:	Италия
Experience since:	1999
Тип услуг:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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Languages:	English, Italian
Веб-сайт:	<a href="http://ilpunto-tuscanyre.com">http://ilpunto-tuscanyre.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 453,917.29

### Местоположение

Адрес:	Camporgiano, LUCCA, Italy
Добавлено:	20.10.2025
Описание:	

LIVING IN TUSCANY - we are pleased to present a unique opportunity to acquire a typical Tuscan farmhouse, ready to live in, with a large swimming pool and a panoramic view in the greenery of Garfagnana, about 45 km from Lucca.

Enchanting place and tidy and well-kept context, highly appreciated for over 20 years on the tourist rental market. This is a split sale of an agritourism complex.

**ESSENTIAL CONDITION:** sale of the entire complex consisting of 2 farmhouses, each with its own swimming pool. So don't miss this opportunity, ask for more information and book your farmhouse now or involve a friend or investor to purchase the entire property!

**CAMPORGIANO (Lucca area)** - In the heart of Garfagnana in a splendid area, surrounded by green hills, we offer for sale a beautiful farmhouse of approx. 180 square meters completely renovated in typical Tuscan style and equipped with a large infinity pool plus large arable and wooded land.

**CAPRIFOGLIO HOUSE** - Farmhouse nicknamed "Caprifoglio" is on 3 levels and consists of:



## GROUND FLOOR

- Entrance - hallway;
- Living room with fireplace;
- Eat-in kitchen;
- 2 bedrooms;
- Bathroom;

## FIRST FLOOR

- 2 bedrooms;
- Bathroom;

## BASEMENT

- 3 large rooms used as cellar/laundry room;
- Porch with wood-burning oven;

The property includes a surrounding land of about 1 hectare, partly garden and partly orchard with over 40 fruit trees (pear, apple, plum and cherry trees).

A careful arrangement of the green spaces make this place immersed in the countryside an oasis for a few.

The rustic house has a good layout and perfect liveability both externally and internally thanks to the numerous exits onto the stone-paved courtyard.

The property is very private and exposed to the east. The sale includes the furnishings.

Public water and private spring.

Heating: LPG gas

Arrival via dirt road approx. 150m (public/municipal).

## **Общие**

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	180 кв м
Площадь участка:	11000 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: V0326000



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