

Villa for sale

Villa For Sale

villa for sale type unknown

Price: €700,000

Bedrooms: 2

Bathrooms: 1

M2 Living: 415<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Pieve Fosciana,LUCCA

PIEVE FOSCIANA - [V0039] - Desirable Villa – Near Lucca. Desirable villa of 415 sqm approx for sale in a quiet residential area in an excellent position and view of mountains. The property built on three floors comprises: on the ground floor two units of 100sqm each, each with separate entrances and with the possibility of making both units communicating. The units on this floor need completing internally. External stairs go up to the independent entrance of the annex. The annex is composed of an entrance hall, living room with fireplace and a large balcony, kitchen, principal bedroom with large balcony, single bedroom and bathroom. This ready to be lived in unit can be sold fully furnished if desired and is heated by a gas boiler and a wood-burning fireplace which feeds a hot air dispenser in all the rooms. The semi interred area comprises six rooms for use as storage/garage.

#### Outside

The property is surrounded by 1000 sqm of private fenced garden with fruit trees (plum and hazelnut), irrigation, a swimming pool of 35 sqm approx which can be sold with the shower, umbrellas and sunbeds if desired. The area is fitted with external lighting.

#### Suitability

The property in its present condition is suitable as a small family home or as a holiday home due to the lovely swimming pool and the private garden. Built as three separate units in the late 90s it would be equally adapt as a single property with an annex for guests. Once the completion of the ground floor has been done it would be suitable as a larger family home or holiday home or even as a B&B.

#### Location

The property is situated in the municipality of Pieve Fosciana which is only a few minutes away from Castelnuovo di Garfagnana. Pieve Fosciana is a small town of approx 2,450 inhabitants with several services such as banks and supermarkets. It is situated at 369 m above sea level and offers lovely views of the surrounding mountains. Several events take place here during the year including the Carnvale which ends with the ringing of the largest bell of the church and announces the beginning of Lent.

Lucca is only 1hr 15 minutes away by car and offers restaurants, museums, and other interesting attractions

such as taking a bike ride on the Roman walls which surround the city.

Pisa airport is only 90 km away (1hr 30) and the beaches of the Versilian coast are 87 km away (1hr 30) (Viareggio, Forte dei Marmi).

All you have to do now is contact us on the contact form at the top of the page if you would like to receive more information. Better still, give us a call to arrange a viewing at a time that suits you.

