

## Country house for sale

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Price: €450,000

Bedrooms: 6

Bathrooms: 4

M2 Living: 250<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Molazzana,LUCCA

MOLAZZANA - ALPE DI SANT'ANTONIO - [V0049] - The property consists of three separate buildings: the main house, an apartment named Elicriso and a studio/apartment named Timo. All three buildings have been completely renovated in rustic style. The apartments and house are gathered round a shared courtyard. In addition there is an exclusive external area where you can light an open fire oven and a barbecue.

The main house comprises; on the ground floor, a landing/hall, a kitchen and a bedroom. On the first floor which is reached by way of internal stairs is a bedroom and a study. The semi-interred level is also reached by way of internal stairs and comprises a bedroom and two bathrooms. Approx sqm 120

Elicriso is the larger of the two apartments and consists of; on the ground floor, a kitchen and a living area. The semi-interred level is reached by way of internal stairs and consists of a landing, two bathrooms and two bedrooms. Approx sqm 100

Timo has an area of about 35sqm and consists of entrance by way of a large covered patio area into a living room with fireplace and sofa bed, kitchenette and bathroom. Outside attached to the house is a large porch. The property also consists of several out buildings including a wooden hay barn with a steeply sloping roof, a woodshed and wood oven and a cellar.

The buildings stand on aprox. 13,000 sqm of private land, part of which is arable and part is made up of chestnut groves. The property also includes adjacent land which is being rented.

At present Pian di Lago is being used as an agriturismo but it would make a perfect holiday home as it can accommodate a large family or several friends.

The property is located at an altitude of 890m inside the Apuane natural park. It is in a panoramic position in front of the Pania Secca and Pania della Croce mountains. Pian di Lago is in the hamlet of Alpe di S.Antonio in the Municipality of Molazzana.

Molazzana is a small mountain village at 474 msl and with approx 1,042 inhabitants. The municipality of Molazzana offers various services such as a post office, a bank, schools, restaurants and bars. It is situated in an excellent position between the higher mountain regions and the villages and shops of the foothills. Galliciano is only 10 minutes away by car.

Lucca is only approx 50 Km away (1hr 15) 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 approx 83 km away (1hr 30) and the beaches of the Versilian coast are 80 km away (1hr 30) (Viareggio, Forte dei Marmi).

