

## Country house for sale

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Price: €199,000

Bedrooms: 4

Bathrooms: 1

M2 Living: 310<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Molazzana,LUCCA

## MOLAZZANA - [V0008] - Magnificent Farmhouse with wonderful views

This property of 160sqm needs to be completely renovated. Built on 2 levels its present state comprises: on the ground floor, living area with fireplace, dining room with double doors onto the outside area, kitchen, and a corridor. On the first floor, a bathroom with shower and 4 double bedrooms.

## Outside

The property stands approximately on 22.000 sqm of land, some of which is terraced and includes chestnut trees. Next to the house is a large barn, the upper level (sqm 86) has a separate external entrance and was once used as a hay-barn. The lower level (sqm 69) has a separate external entrance and boasts 4 windows. The smaller out-building (sqm 34) has a wood oven on the inside. Next to the house is another larger wood oven.

## Suitability

The property offers many different possibilities for renovation as it can be converted into two separate apartments or one large house and could be extended by incorporating the barn. It would adapt well not only as a family home or holiday home, but also as a bed and breakfast or farmhouse holiday home. The possibility of putting in a swimming pool and creating a luxurious external area where you can sit and admire the stunning views of the Apuan mountains and the surrounding countryside add to the attraction of this versatile property.

## Location

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.

Galliciano is a lively village with all the main services such as banks, school, doctor, chemist, sports facilities and a weekly open market.

Lucca is only 50 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 74 km away (1hr 10) and the beaches of the Versilian coast are 71 km away (1hr 15) (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.

