

Town house for sale

Country House For Sale

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Price: €80,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 100²

M2 Plot: -

M2 Terrace: -

Address: Borgo a Mozzano, LUCCA

SAN ROMANO - [V0036] - Semi detached stone house situated in the lovely medieval village of San Romano in the municipality of Borgo A Mozzano.

The property built on 4 floors has been divided into two apartments. The ground floor apartment consists of: entrance into a small hall which leads on to a WC with a wash basin and a bidet, a kitchen and a double bedroom. The ceiling has wooden casing which covers the original wooden beams but which could easily be removed. LPG is available and could be easily connected to the apartment. There is a view of the garden and the wooded countryside which surrounds the village.

The first floor apartment has a separate entrance and comprises: entrance into a small hall which leads onto a bathroom with a bath and a lovely wooden built in cupboard/dresser which dates from the 1900s. The kitchen/living area can also be reached from the hall. The kitchen boasts the original granite sink, a fireplace and a wood burning stove similar to a Rayburn which is being sold with the house. LPG is connected to the kitchen for cooking. This is a bright airy room with lovely wooden beams.

On the second floor are two double bedrooms and a store room which could become a bathroom.

On the top floor is an attic with a sloping ceiling which is used as a double bedroom and there is also a small en-suit bathroom with a bidet a wash basin and a toilet.

Both the apartments are for sale as one property and some of the furniture will be sold included in the price.

Outside

The property boasts a garden of approx 90 sqm which would be ideal for relaxing or could become a vegetable garden.

Also for sale with the apartment is a separate barn of approx 40 sqm which is only a short walk from the house and is surrounded by 4000 sqm of building land and offers the possibility to put in a swimming pool.

Suitability

This very versatile property would be ideal as a family home or as holiday accommodation.

Location

San Romano is a charming medieval village in the municipality of Borgo A Mozzano. Only 5 minutes from the main Lucca to Castelnuovo di Garfagnana road it lies nestled in the foothills of the Apuane mountains at 440 msl. The village consists of about 40 inhabitants and although there aren't any shops, bars or restaurants there is a rotary club which runs a bar and meeting place during the summer. There is also a school bus service. The main features of the village are the original stone wash house and two churches.

Walking down the narrow cobbled streets and standing for a few minutes in the ancient squares will allow you to feel the history and peace of the village.

Fornaci di Barga is only about 15 minutes away. Here you can find all the necessary services and plenty of shops. On Friday there is an open market.

Only 20 minutes away is Galliciano which is a lively village with all the main services such as banks, school, doctor, chemist, sports facilities and a weekly open market.

