

country house for sale

Price: €89,000

Bedrooms: 9

Bathrooms: 2

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

M2 Plot: -

M2 Terrace: -

Address: Fabbriche di Vallico,LUCCA

FORNOVOLASCO - [V0031] - Two lovely buildings for sale in the heart of the Apuane Park not far from the Wind Caves in Fabbriche di Vergemoli. The properties were renovated at the beginning of the 2000's. The first property of approx 200 sqm is built on three levels and comprises: on the ground floor, entrance into living area with fireplace, a dining area and two bedrooms. On the first floor are three double bedrooms and a single bedroom. On the semi interred floor, a kitchen and dining area with a second entrance, a large bathroom/laundry room and a small cellar/cantina.

The second property of approx 110 sqm is a few metres distance from the first, built on two levels and comprises: On the ground floor, an entrance, two large rooms that at present are being used as a living area, a dining area and a kitchen which opens onto a shared external area. On the first floor, three bedrooms and a bathroom.

Both properties are built in stone and have wooden beams and floors. Some modernization is necessary although both have water and electricity.

#### Outside

The property comes with another small stone building built on two levels which requires total renovation. Approx 3300 sqm of land is also for sale with the property.

#### Suitability

The property offers the ideal opportunity to create a B&B or a mountain challet/refuge.

#### Location

Both buildings are situated along a mapped hiking path (CAI) at about ten minutes walk from the nearest track at approx 500 msl. The wonderful views of the valley and the peace and tranquillity of the area make this the ideal property for someone who is looking for a mountain challet. The nearest village of Fornovolasco is approx 3 kilometres.

Lucca is only 1hr 15 (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 67 km away (1hr 30) and the beaches of the Versilian coast are 75 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.

