

## Country house for sale

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Price: €50,000

Bedrooms: -

Bathrooms: 0

M2 Living: 100<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Camporgiano,LUCCA

POGGIO - [V0032] - Lovely rural stone barn of 50 sqm at Poggio in the municipality of Camporgiano built on two levels. The barn needs to be converted if it is intended to be lived in. It could also be extended.

#### Outside

The barn is for sale with surrounding agricultural land but offers the possibility of putting in a swimming pool. It is not far from the river and about 5 minutes walk from the train station.

#### Suitability

The location makes the property perfect for use as a holiday home as it offers the perfect opportunity to relax and enjoy the beauty and tranquility of the Tuscan countryside. The property is for sale in its present state or if desired it can be purchased once it has been converted.

#### Location

Camporgiano is situated in the Garfagnana area of Tuscany at 475 msl. The municipality offers services such as schools, restaurants and a train station. There are several churches and a fortress to visit. Only 16 minutes by car (10 kilometres) from Castelnuovo di Garfagnana, Camporgiano offers the beauty of the surrounding mountains and countryside and the tranquillity of country life all within easy reach of other local villages and the major places of interest.

Castelnuovo di Garfagnana is the main centre of the Garfagnana. It is a lively market town that offers plenty of services such as banks, post office, schools, shops and supermarkets. Once a week there is an open market, one of the largest in the area. The town also offers plenty of things to see and do from the Fortezza di Mont'Alfonso and the Rocca Ariostesco to various restaurants, a cinema and a theatre.

Lucca is only 1hr 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 75 km away (1hr 30) and the beaches of the Versilian coast are 65 km away (1hr 30) (Viareggio, Forte dei Marmi).

