

Country house for sale

Country House For Sale

country house for sale

Price: €45,000

Bedrooms: -

Bathrooms: 0

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

M2 Plot: -

M2 Terrace: -

Address: Minucciano,LUCCA

MINUCCINAO – [V0019] - Pretty single stone building of approx. 100 sqm, partially renovated and built on two levels. The property consists of a single large room on the semi-interred level which is the same size as the ground floor. Currently the two floors are not communicating, but it would be possible to put in an internal staircase. The building underwent major renovations in the late '90s, such as work to the roof and the supporting structure although the property requires completion.

#### Outside

Outside is a small patch of land of approx 50 sqm.

The property is situated in the lower part of the village with public parking only a few metres from the house. There is also the possibility of buying a private garage as a separate sale which is situated almost next door to the property.

#### Suitability

This is an excellent opportunity to convert a lovely stone barn into a holiday home, either to come and enjoy the breath taking views of the Garfagnana or to rent as holiday accomodation.

#### Location

Minucciano is a beautiful medieval village located on the border of two regions, the Garfagnana and Lunigiana at about 700 msl and offers a few services such as a post office, a bar and a small corner shop for food. Both the Garfagnana region and the region of Lunigiana are rich in culture and wonderful landscapes, just 5 km away is the town of Gramolazzo with the lake of the same name that allows long walks on the banks and in the summer you can do water sports. The coast is only about 1hr away by car making important tourist resorts such as Lerici, La spezia easy to visit as day trips.