

# Farmhouse for sale in Pescia Collodi

## € 1.340.000

### Ref. 1282



**360 sq.m. | Bathrooms: 8 | Bedrooms: 8 | Rooms: 15**

Province of Lucca - Collodi Hills - Pescia

In a hilly position and with a beautiful panoramic view, Easy Casa is selling this magnificent farmhouse complete with swimming pool and approximately 2.5 hectares of land.

Description:

The property, currently under renovation with delivery times between 8 and 12 months, will be composed as follows:

- a) on the first floor 5 bedrooms all with bathroom;
- b) on the ground floor living area of approximately 180 m2.
- c) pergola of approximately 29 m2.
- d) swimming pool on the west side measuring 12.00 x 5.00 metres (see plan);

High quality finishes to be agreed upon, air conditioning in all rooms,

New plumbing system;

New air conditioning system;

New electrical system;

Roof renovated and insulated;

Roofing with new terracotta tile covering.

Copper channels

Wall thickness from 45 cm to 65 cm.

Parquet floors in the rooms.

Land attached partly cultivated with olive groves and partly with meadows with a surface area of approximately 24,000 sq m.

Utilities:

a) aqueduct;

b) methane gas;

c) Enel connection;

d) artesian well of exclusive property.

Right to take water from the existing spring on the south side under the road.

Possibility of expansion of approximately 60 m2 - possibility of 8 bedrooms and 8 bathrooms -

## Certification

**Energy Class:** Not applicable

## Features

Code: 1282	Reason: Sale
Categoria: Farmhouse	Address: via del colle
Municipality: Pescia	Zona: Collodi
Total Square Meters: 360 sq.m.	Bedrooms: 8
Bathrooms: 8	Rooms: 15
State of Preservation: Restored	Gas: 6
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1800	Current Status: free at the
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Porch
ADSL Coverage	Fireplace
Air-Conditioned	Parquet
Wiring : By Law	Sanitary Suspended
Jacuzzi	Shower
Predisposition for Alarm	



