



Celle dei Puccini

LU - Toscana

€ 320.000

Charming farm house with annex, privacy and a wonderful view

Rustic farmhouse with outhouse, located in beautiful green settings with panoramic view and lots of privacy, near the small village Celle dei Puccini.

The property is overall in good condition, and many original features have been kept, but the exterior as well as the interior spaces are in need of a renovation.

On the ground floor we find the large living room and dining room, and a small kitchen with access to a covered terrace.

On the first floor two large bedrooms with wonderful views, two bathrooms and a kitchen with access to a large terrace.

In the basement, there are another two large bedrooms with access to a terrace and a bathroom.

Adjacent to the house, there is a small outbuilding with a large open space and a bathroom.

1800	3	3	4	10	17200	310	G

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REF. NO.
CH 246

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

Many original details, such as chestnut wood ceiling beams and rafters, and terracotta floor tiles, have been retained throughout the house.

The overall condition of the property is good, but the interior and exterior spaces are in need of a renovation and modernization.

To the house belongs several large terraces with wonderful views.

The main heating source is LPG gas.

A gated, private driveway leads up to the house, from the main road.

SURROUNDING AREA

The property is located in green and private settings, near the small village of Celle dei Puccini, less than one km away.

Here there is a small church, a B&B with a restaurant open all year and a small museum, in the house where the grandfather of famous opera composer, Giacomo Puccini, was born. Puccini himself spent a lot of time there, during his childhood.

The town of Piegajo, where there is a pharmacy, a coffee bar, a butcher shop and a bus stop, is only 3 km from the property. On the road to Piegajo lies another excellent restaurant, only one km from the property.

Bagni di Lucca (all amenities) is only 17 km from the property, Lucca and the A11 motorway is 25 km away, while the coastal town of Viareggio, with long, sandy beaches and a great selection of excellent restaurants is a 30 km drive from the house.

The airport of Pisa can be reached in less than one hour.

PROPERTY INFORMATION

Location	Celle dei Puccini
Province	LU
Region	Toscana
Property type	Detached house
Year built (estimated)	1800
Year renovated	1980
Surface area (sqm)	17200
Living space (sqm)	310
Levels	3
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	310
View	Mountains
Access road to property	Partially paved gravel road
Distance from main road (meters)	100
Nearest airport	Pisa
Distance to nearest airport (km)	50
Nearest grocery store (km)	3
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Lucca, Pisa, Livorno, Montecatini Terme