

Villa single for sale in Castiglione di Garfagnana

€ 670.000

Ref. 3018



1.300 sq.m. | bathroom: 4 | room: 5 | local: 7

REF.3018 GARFAGNAGNA | TUSCANY | ITALY
INDEPENDENT HISTORICAL MANOR VILLA

Immersing yourself in this splendid manor house is like savouring the magical and warm atmosphere of historic Tuscan villas, in harmony with the surrounding environment (750m2)

The property, unique in its kind in the entire territory surrounding Castelnuovo di Garfagnana (5 min), dates back to the mid-1800s, and was built on the ruins of an ancient monastery. The charm and splendor, unchanged over time, thanks to the careful renovation carried out by the owners during the mid-1980s, are still handed down and transmitted to us today through the main architectural details of the building.

Unique details such as the ancient terracotta and Lucca grit floors, the ceilings with wooden beams and terracotta tiles, or decorated with wonderful paintings depicting hunting scenes, the four large fireplaces, the old wooden doors, the large halls and the clean lines of the country manor houses.

The villa, surrounded by a plot of land of approximately 10,000 m2, completely fenced with a beautiful stone wall, stands on a sloping slope overlooking Lake Pontecosi and the Panie mountain group in the centre of the Apuan Alps.

The entrance to the property is through the beautiful wrought iron gate, a first garden at street level hosts a first building of about 80 square meters on two levels and currently used as a garage for cars and garden equipment.

Through a delightful staircase we descend, crossing the garden, into the large stone-paved patio that welcomes us at the entrance of the main building, developed on four levels, for a total surface area of about 1000 square meters. The ground floor of the villa, currently consists of six large rooms used as a living room, study, sitting rooms and sitting rooms, as well as a large and characteristic kitchen, and a bathroom.

Through the beautiful stone staircase, you access the sleeping area on the first floor and composed of a large central hall with a decorated vaulted ceiling, which leads to five large bedrooms and two bathrooms. On the attic floor, a mansard, there are four additional large rooms currently unfinished, as well as the splendid rooms on the basement floor, directly connected to the outside with the garden, with large stone and brick arches, the old wine vats, the woodshed and a technical room.

Also on this level is a lovely outbuilding for guests or service staff. Adjacent to the main building but with its own entrance, we find another stunning stone building, for residential use, completely to be renovated, of about 550 square meters and developed on three levels, with the possibility, once the works are completed, of being able to put it to income as a holiday home or bed and breakfast. This historic and exclusive property is completed by the large garden, slightly sloping towards the valley, and the lovely little church (50 square meters), also to be renovated, formerly used by employees and farmers dependent on the lord resident in the manor house.

For information and appointments contact:

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Features

code: 3018

motivation: Sale

Categoria: Villa single

municipality: Castiglione di Garfagnana

total sqm: 1.300 sq.m.

room: 5

bathroom: 4

local: 7

conservation status: Good

age construction: 1900

fireplace





