

Tereglio – Toscana

# Tereglio Palace - old-fashioned style with great potential

Objektnummer: IT242941328



[www.von-poll.it](http://www.von-poll.it)

KAUFPREIS: 1.200.000 EUR • WOHNFLÄCHE: ca. 480 m<sup>2</sup> • ZIMMER: 18

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## Auf einen Blick

Objektnummer	IT242941328
Wohnfläche	ca. 480 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	18
Schlafzimmer	6
Badezimmer	2
Baujahr	1700
Stellplatz	3 x Andere

Kaufpreis	1.200.000 EUR
Haus	Einfamilienhaus
Provision	subject to commission
Gesamtfläche	ca. 550 m <sup>2</sup>
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Terrasse, Kamin

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## Auf einen Blick: Energiedaten

Heizungsart

Etagenheizung

Energie-  
Effizienzklasse

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## Die Immobilie



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## Die Immobilie



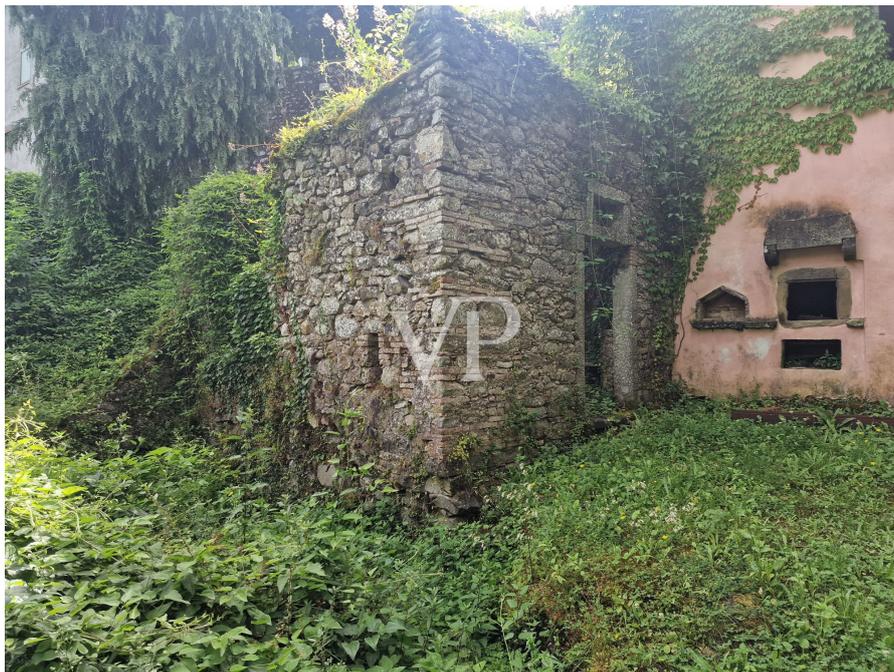
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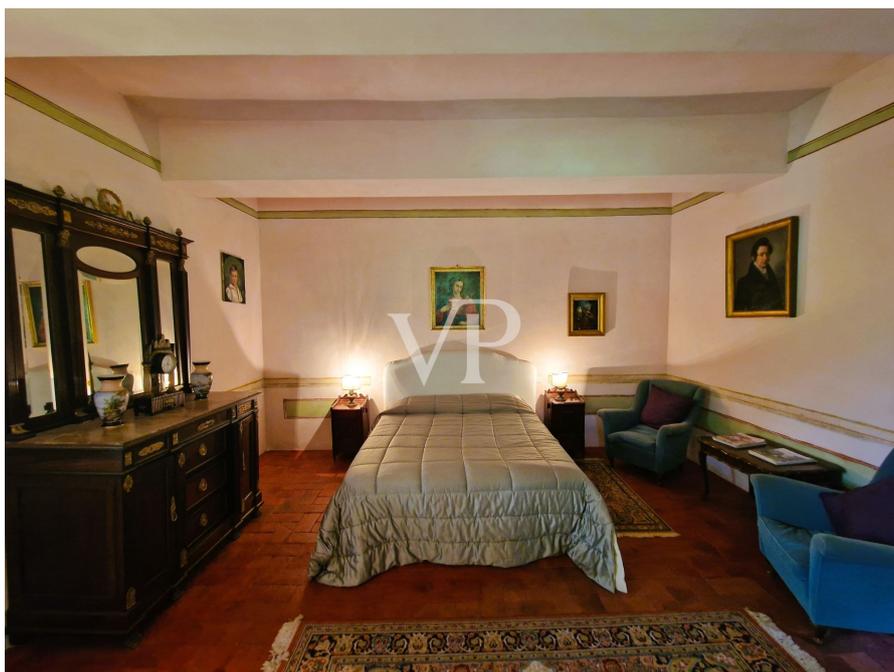
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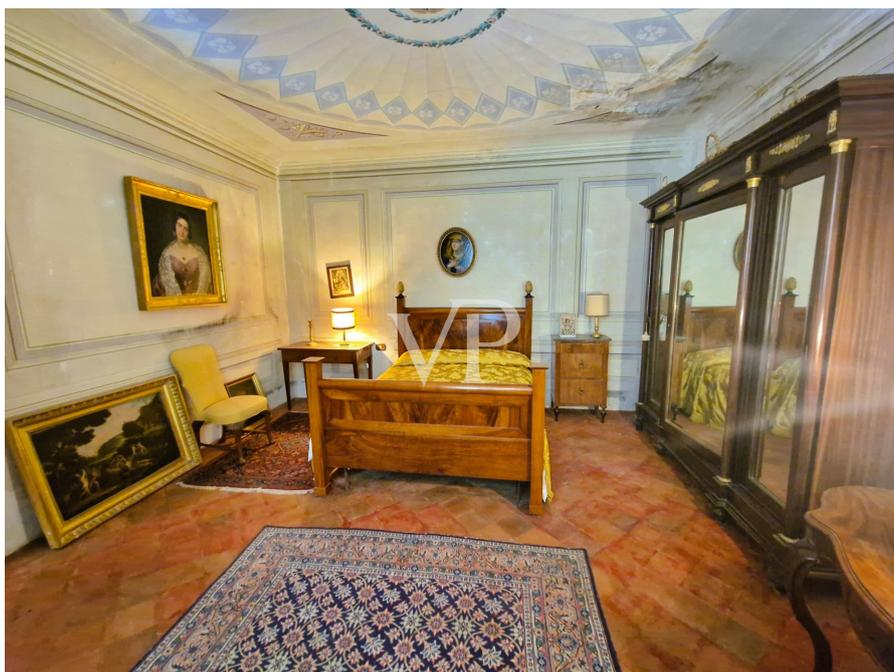
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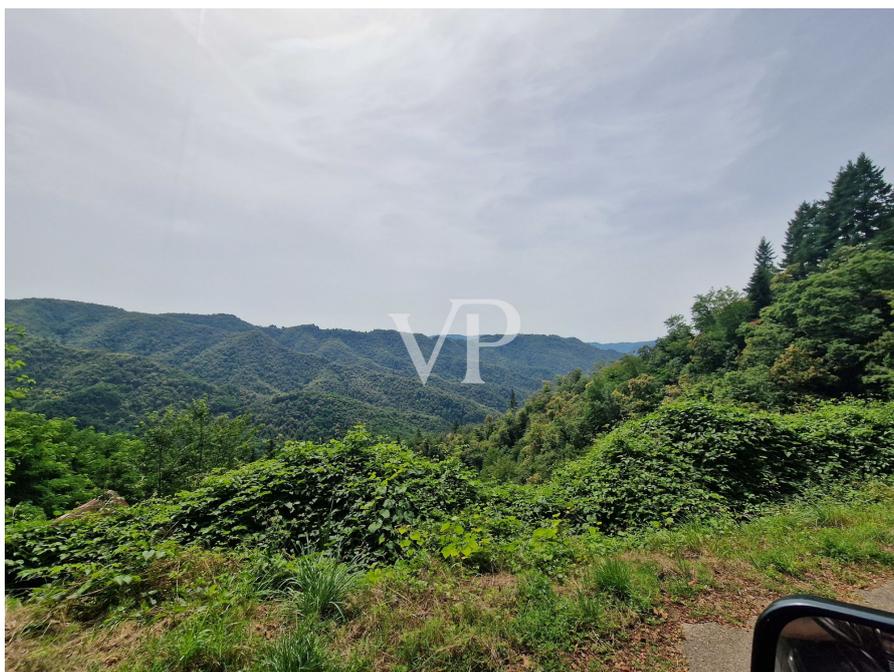
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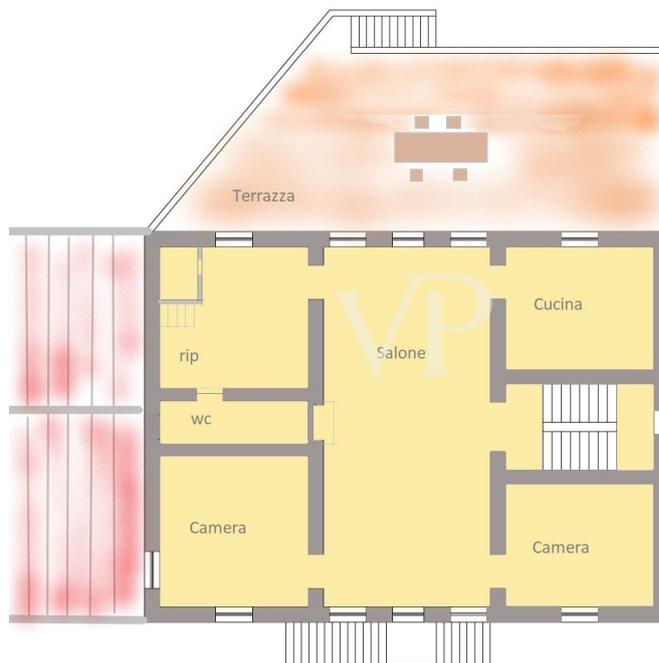
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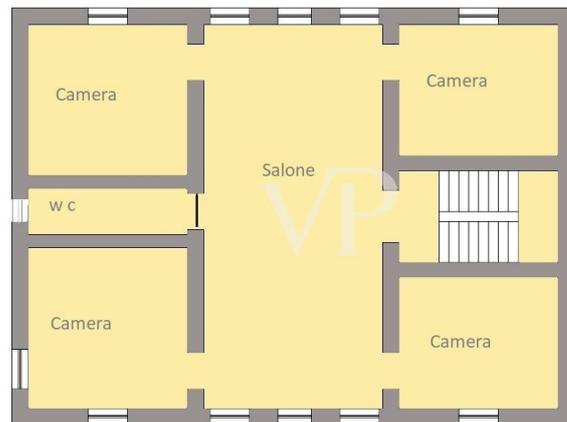
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## Grundrisse

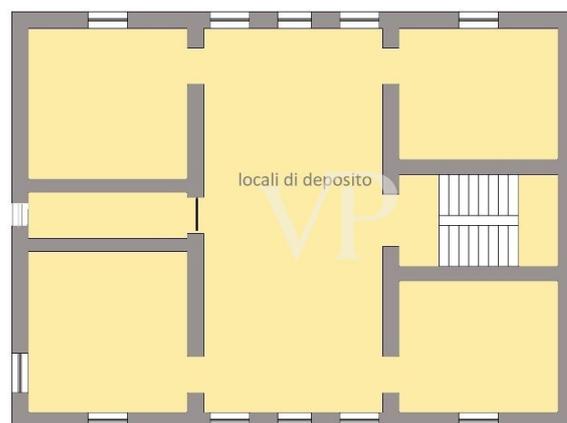
PIANO RIALZATO



## PIANO SECONDO



## PIANO PRIMO



Dieser Grundriss ist nicht massstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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## Ein erster Eindruck

Just thirty kilometers from the historic and fascinating city of Lucca in the direction of Abetone, crossed the Maddalena bridge that crosses near Borgo a Mozzano the river Serchio you reach the Fegana valley , from here continuing for a few kilometers between the majestic mountains, you reach the small village of Vitiana, where near the ancient medieval castle of Tereglio is located the eighteenth-century villa proposed for sale. The villa, is set on a high floor , surrounded by large private garden and has on its property a chestnut forest of about two hectares that extends to the northwest, protecting the villa from the cold winter winds. Also in the vicinity of the Villa is the ruin of an old farmhouse on two levels of the surface of about 130sqm, while adjoining the villa is another building to be renovated also owned . The Villa, which still retains intact the pictorial decorations of the eighteenth century, the external and internal wooden fixtures, the terracotta flooring and the wooden structures of the attics, consists of a large cellar, a mezzanine floor, a second floor and a habitable attic floor, once used as accommodation for servants. The floor plan of the building on each floor , is characterized by a large central hall in the shape of an elongated rectangle on whose major sides face the rooms and the access room to the stone staircase connecting the various levels . The mezzanine floor consists of a large central hall, completely frescoed , with an elegant period fireplace, from the hall there is access to the large panoramic terrace to the southeast and to the northwest to the external stone staircase with double ramp connecting with the garden below . From the central hall you can also reach , the stairwell , the eat-in kitchen, the two bedrooms with finely frescoed walls and ceilings , the room used as a dressing room, with adjoining bathroom, and access to the cellar below . Through the elegant stone staircase, we reach the first floor where we are welcomed into a large central hall completely frescoed , from which we access the four bedrooms with finely painted walls and ceilings , and the bathroom . Finally going up the last flight of stairs we reach the attic floor, once servants' quarters, now used as a clearing and storage room . This floor, which has the same planimetric characteristics as the floors below, could be restored to make an independent apartment that could also be used for tourist accommodation. The building is equipped with electricity. drinking water and the mezzanine floor has radiator heating system. Villa surface sqm 550 Surface farmhouse with collapsed roof and floors mq 120 Surface area building to be renovated adjacent to the Villa sqm 250

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## Ausstattung und Details

large private garden of 25,000sqm  
panoramic terrace  
cellars

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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