

Tereglio – Toscana

# Tereglio Palace - old-fashioned style with great potential

Property ID: IT242941328



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**PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 480 m<sup>2</sup> • ROOMS: 18**

Property ID: IT242941328 - 55025 Tereglio – Toscana

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## At a glance

Property ID	IT242941328	Purchase Price	950.000 EUR
Living Space	ca. 480 m <sup>2</sup>	Commission	subject to commission
Rooms	18	Total Space	ca. 550 m <sup>2</sup>
Bedrooms	6	Equipment	Terrace, Fireplace
Bathrooms	2		
Year of construction	1700		
Type of parking	3 x Other		

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## Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property





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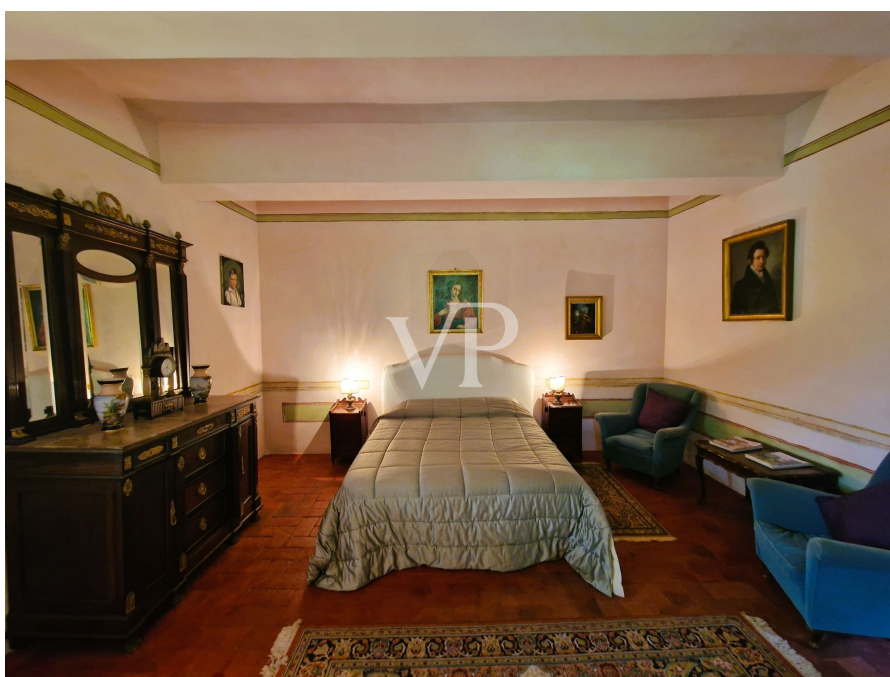
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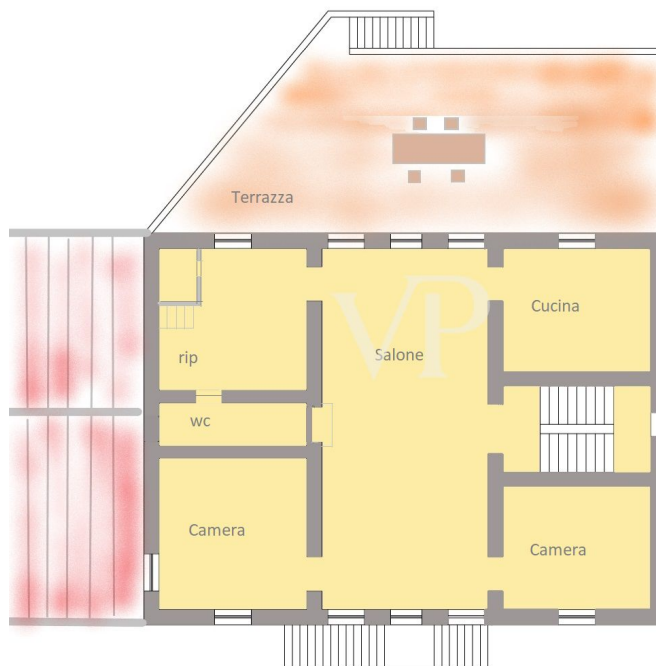
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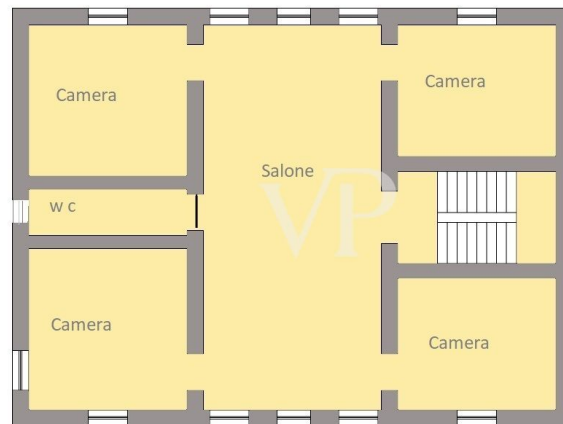
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## Floor plans

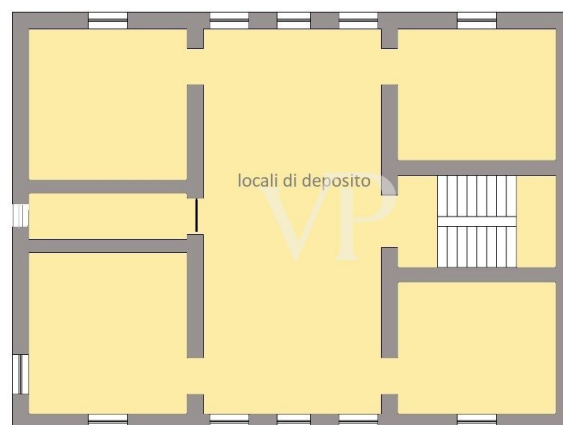
PIANO RIALZATO



## PIANO SECONDO



## PIANO PRIMO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

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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## Details of amenities

large private garden of 25,000sqm

panoramic terrace

cellars

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## Contact partner

For further information, please contact your contact person:

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