

## Farmhouse for Sale to Capannori Area: Marlia



**500 square meters | Bathrooms: 1 | Bedrooms: 4 | Rooms: 10**

North. of Lucca just a few minutes' drive from the walls of Lucca, Easy casa sells a large farmhouse with barn and rural outbuilding for a total area of approximately 5000 m2.

The property consists of a main house, spread over two levels which consists of a large Tuscan-style room with access to the cellar, a kitchen with fireplace, a bathroom and a pantry. Original stone stairs lead to the first floor, a large hallway leads to the 4 large bedrooms and bathroom. In adherence to the barn composed on the ground floor of three large rooms with access from the courtyard and a single large room on the first floor. In the western end part the garage, shed, wood-burning oven and closet. Large property with front yard in original terracotta and surrounding land of about 32,000 sq m. The portion of the house is partially renovated even if the roof is completely renovated, complete with sheath and insulation, in need of modernization works. The private access road. The property is located in an excellent position, easily accessible by car, close to all the services of the center while maintaining absolute privacy.

### Certifications

**Energy Class:**

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### Property details

**Code:** 1140

**Reason:** Sale

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<b>Type:</b> Farmhouse	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Capannori
<b>Area:</b> Marlia	<b>Price:</b> € 400.000 negotiable
<b>Total Square Meters:</b> 500 square meters	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 1	<b>Rooms:</b> 10
<b>State of Preservation:</b> Be Restored	<b>Level:</b> On two-levels
<b>Total Floor:</b> 2	<b>Heating:</b> Absent
<b>Age Construction:</b> 1700	<b>Current Status:</b> free at the
<b>Available:</b> Yes	<b>Kitchen:</b> Regular Kitchen















