

## Apartment for Sale to Lucca Area: Centro storico



### **140 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7**

This apartment for sale is located in the heart of the historic center of Lucca, one of the most beautiful and history-rich cities in Tuscany.

Built way back in the 1700s, the building has been carefully preserved over the years and is now in good condition.

The apartment, located on the ground floor, with staggered floors, is free upon deed and has an independent entrance. With a total surface area of 140 square metres, of which 120 are walkable, the internal spaces are generous and well distributed.

The house consists of 7 rooms, including 2 bedrooms, a bathroom, lounge, kitchen, closet.

The rooms are bright thanks to the presence of large wooden and glass windows which guarantee good natural lighting.

The heating system is autonomous and powered by methane, through heat pumps and radiators. The condominium expenses amount to only 30 euros per month, which makes the apartment economical to manage.



Furthermore, its east-west exposure guarantees excellent ventilation and brightness throughout the day. The property has an energy class F.

The kitchen, small in size but functional, is furnished and can be reached by comfortable stairs that depart from the living room where on the mezzanine floor there is also a small storage room. The apartment also has a private garden, ideal for enjoying moments of relaxation outdoors. open or to organize summer dinners and lunches. From the internal courtyard used as a garden there is access to another spacious room used as an outdoor kitchen or study, which can also be connected internally to the apartment.

Furthermore, there is a large cellar distributed over several rooms and connected by a retractable staircase to the hallway of the sleeping area, useful for storing tools and objects of less frequent use.

In summary, this apartment for sale in Lucca is an excellent solution for those who want to live in the historic center, immersed in the beauty and history of the city.

Its strategic position, good conservation, low condominium fees and the presence of a private outdoor space make it a unique opportunity on the real estate market.

## Property details

<b>Code:</b> 1172	<b>Reason:</b> Sale
<b>Type:</b> Apartment	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Lucca
<b>Area:</b> Centro storico	<b>Price:</b> € 360.000 negotiable
<b>Total Square Meters:</b> 140 square meters	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 7
<b>State of Preservation:</b> Good	<b>Level:</b> Ground Floor
<b>Total Floor:</b> 3	<b>Heating:</b> Heating
<b>Age Construction:</b> 1700	<b>Current Status:</b> free at the
<b>Building Costs:</b> € 30	<b>Available:</b> Yes
<b>Garden:</b> Private, 70 square meters	<b>Kitchen:</b> Kitchenette

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 130 m²	Fastweb Coverage	Wiring: By Law
Wooden Window Frames		

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			











