

## for Sale to Lucca Area: Colline



**300 square meters | Bathrooms: 1 | Bedrooms: 3 | Rooms: 10**

Hills north of Lucca, panoramic view, Easy casa sells Beautiful farmhouse accessed by private road, a short distance from the center of Ponte a Moriano and not far from Lucca. the farmhouse is distributed over three levels, for a total surface area of approximately 180 m2. It consists of three cellar rooms on the ground floor to be completely renovated, one of which is connected to the upper floor, on the first floor, which is accessed from the back of the house by two entrances, kitchen room, dining room, another storage room with fireplace, second closet. on the upper floor entrance three bedrooms, a bedroom. The property includes an external brick oven, an annex of approximately 150 m2, to be renovated, on two levels, which can be used as an annex for guests, currently classified as category C/6.

The house is connected to the municipal aqueduct, served by a well, LPG gas, a wood stove - the roof was redone 15 years ago.

The property comes with approximately 4 hectares of land, divided into vineyard, olive grove and forest.

We would like to point out that the address published in the advertisement is approximate, so please contact us by telephone for more detailed information regarding the property covered by this advertisement -

### Certifications

**Energy Class:**

### Property details

**Code:** 1141

**Reason:** Sale

<b>Type:</b>	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Lucca
<b>Area:</b> Colline	<b>Price:</b> € 530.000 negotiable
<b>Total Square Meters:</b> 300 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 1	<b>Rooms:</b> 10
<b>State of Preservation:</b> Good	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 3	<b>Heating:</b> Heating
<b>Parking:</b> Carport	<b>Age Construction:</b> 1800
<b>Current Status:</b> free at the	<b>Available:</b> Yes
<b>Garden:</b> Private	<b>Kitchen:</b> Regular Kitchen
<b>Box:</b> Single	

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 80 m²	Fireplace	Shutters

## 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			















