# for Sale to Lucca
# Area: Periferia



## 70 square meters | Bathrooms: 2 | Bedrooms: 1 | Rooms: 3

A short distance from Lucca and the walls, an area served and easily reachable by car, Easy Casa sells a recently completely renovated detached rustic house, CLASS A4 PROPERTY - with a beautiful flat garden of approximately 2000 m2 and a heated salt water SWIMMING POOL located in a green and panoramic setting.

The property is on two levels, for a total net surface area of approximately 65 m2; it is composed on the mezzanine floor of: entrance-living room-kitchen and closet, going up to the first floor we find a large double bedroom, with the possibility of creating a second bedroom with a simple plasterboard wall, and a bathroom with shower. The renovation has been taken care of in every detail. Equipped with internal coat, underfloor heating and cooling, (condensing boiler) photovoltaic system with electricity production with 18 kw storage battery that allows to eliminate management costs. STATE-OF-THE-ART !
Inside the driveway gate there is parking space for three cars under cover and the same number in the yard.
Suitable for both personal residential use and hospitality/investment use.

Please note that the location indicated in the advert is approximate.

## Property details

| | |
|---|---|
| **Code**: 1237 | **Reason**: Sale |
| **Type**: | **Region**: Toscana |
| **Province**: Lucca | **Municipality**: Lucca |
| **Area**: Periferia | **Price**: € 320.000 |
| **Total Square Meters**: 70 square meters | **Bedrooms**: 1 |
| **Bathrooms**: 2 | **Rooms**: 3 |
| **State of Preservation**: Restored | **Heating**: Heating |
| **Age Construction**: 2020 | **Current Status**: free at the |
| **Available**: Yes | **Kitchen**: Exposed Kitchen |

## Features

| | | |
|---|---|---|
| Tv Antenna: Autonomous | Closet | ADSL Coverage |
| Air-Conditioned | Parquet | Wiring: By Law |
| Sanitary Suspended | Shower | Predisposition for Alarm |
| Shutters | 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 | | | |

## Prestazione energetica globale

+ Più efficente

A4
A3
A2
A1
B
C
D
E
F
G

— Meno efficente

EDIFICIO
A ENERGIA
QUASI ZERO

**CLASSE**
ENERGETICA

EP gl,nren **5,77**
**kwh/m²**