

# Villa for sale in Capannori

## Guamo

### € 1.500.000

### Ref. 982



**350 sq.m. | Bathrooms: 7 | Bedrooms: 8 | Rooms: 12**

South area of Lucca, 10 km from the walls, Easy casa sells a historic manor house that has been completely renovated recently, to be used as a personal home or for receptive use as a B&B. The property of about 350 square meters consists of an apartment consisting of, double living room, kitchen, veranda with billiard table, 2 bedrooms, two bathrooms, one with a Turkish bath connected to the other portion of the house consisting of 6 bedrooms, 5 bathrooms, kitchen and living room (possibly to be used as a breakfast room). The property is complete with 7,000 sq m of flat garden and a 70 sq m garage. coated with solar panels. Permit to build a 5 X 10 swimming pool. Irrigation system. Lighting system with n. 18 external light points, water saving system, laundry area with access also from the outside, sewer connection, 15 solar panels, video surveillance with nb. 12 remotely controllable cameras. In the home, underfloor heating, in the rooms to be used as a possible receptive activity for heat pumps. We specify that the address published on the property is approximate.

## Features

Code: 982

Reason: Sale

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Categoria: Villa	Address: via nuova, 35
Zip Code: 55046	Municipality: Capannori
Zona: Guamo	Total Square Meters: 350 sq.m.
Bedrooms: 8	Bathrooms: 7
Rooms: 12	State of Preservation: Excellent
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Current Status: free at the
Kitchen: Regular Kitchen	

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