

# Villa for sale in Lucca

## Periferia

### € 1.990.000

### Ref. 1197



**800 sq.m. | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10**

Historic villa in the immediate vicinity of the historic center of Lucca

A short distance from the beautiful walls of Lucca, in an area convenient to every service, Easy casa sells a prestigious period villa dating back to 1600, three floors above ground plus a basement and with an adjacent private chapel which is still consecrated. The villa has a size of approximately 800 m<sup>2</sup> and is surrounded by a park of approximately 4 and a half hectares,

DESCRIPTION :

From the main entrance, on the ground floor we are welcomed into a large living room, characterized by beautiful ceilings with a height of over 3 meters where you can admire the original chests of drawers, a beautiful fireplace and ancient terracotta floors.

On the same floor we find the kitchen directly connected to the living room, 2 double bedrooms, 2 bathrooms, the laundry room and the storage room.

Going up from the precious marble staircase to the MEZZANINE FLOOR we are welcomed by a small living room, a double bedroom, a bathroom, a dressing room and a closet.

On the FIRST FLOOR a second service kitchen on the floor, a living room, 3 bedrooms, 2 bathrooms.

In the basement, connected both internally and externally, a large tavern with wooden beamed ceilings, excellent for

lunches and convivial events, with direct exit to the pool-side park.

The property includes a usable attic consisting of various rooms, partly habitable.

The park is divided between an orchard, an olive grove with 100 olive trees, a garden with a 56m2 POOL (1.20m deep), a bowling green and part of the woods. There is also a shed for storing agricultural tools,

This prestigious property is strategic due to its location, a short distance from the city walls, in the Lucca countryside in an excellently served area.

## Certification

**Energy Class:** F

**EPgInr:** 125.69 kwh/□

## Features

Code: 1197

Reason: Sale

Categoria: Villa

Address: VIA DI POGGIO, 48

Municipality: Lucca

Zona: Periferia

Total Square Meters: 800 sq.m.

Bedrooms: 7

Bathrooms: 6

Rooms: 10

State of Preservation: Excellent

Gas: 10

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1600

Current Status: free at the

Kitchen: Regular Kitchen

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring : By Law

Shower

Wooden Window Frames

Predisposition for Alarm

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









