

# Farmhouse for sale in Lucca

## Balbano

### € 245.000

### Ref. 1281



**180 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7**

#### OUR EXCLUSIVE PROPERTY -

Balbano -Lucca - located in a green and panoramic area, a short distance from Lucca and near the charming Nozzano Castle, Easy Casa is selling an exclusive small terraced house with a courtyard for outdoor dining and approximately 1600 m2 of LAND in a single lot located a few meters from the house.

The property is distributed over three floors and is composed on the ground floor of: entrance - living room a room used as a study or bedroom, characterized by its own independent entrance, a bathroom with shower, eat-in kitchen with opening onto the private courtyard, living room with thermo fireplace with French window and opening onto the courtyard, on the first floor which is accessed by beautiful stone stairs, there are three bedrooms, a large bathroom with window and shower, a closet. On the second floor two large rooms to be used as bedrooms and two attic storage rooms.

PVC windows with double glazing, perimeter and anti-intrusion alarm, connected to city gas, connected to aqueduct.

Adjacent to the house there is a storage room-heating room which is accessed externally.

Terracotta and parquet floors.

Immediately habitable and available!

## Certification

**Energy Class:** G

**EPgInr:** 225.80 kwh/□

## Features

Code: 1281

Reason: Sale

Categoria: Farmhouse

Address: via di Balbano

Municipality: Lucca

Zona: Balbano

Total Square Meters: 180 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 7

State of Preservation: Excellent

Gas: 2

Level: Ground Floor

Total Floor: 3

Heating: Heating

Age Construction: 1800

Current Status: free at the

Terrace: Present

Garden: Private, 20 sq.m.

Kitchen: Regular Kitchen

## Nearby

Public Transport

Kindergarten

Elementary Schools

Cafe











