

# countryhouse for sale in Lucca

## Balbano

### € 660.000

### Ref. 1290



**400 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

Municipality of Lucca,

If you love nature, silence, and the authentic views of Tuscany, this splendid farmhouse in the hills near is the perfect home for you.

Immersed in the greenery and tranquility of the Lucca countryside, the farmhouse enjoys a privileged location offering sweeping and picturesque views of the surrounding rolling hills. Here, time seems to slow down, allowing you to experience each day in an oasis of peace and privacy, far from the noise yet just minutes from the historic center.

The property, which is accessed from its own private road by car for approximately 300 metres, is surrounded by approximately 5,000 m<sup>2</sup> of flat land and the remaining part is largely wooded.

The flat space is precious and versatile, perfect for building a splendid panoramic swimming pool, creating an elegant Italian garden, or dedicating an area to relaxation and conviviality.

Imagine a large sunny terrace from which to enjoy the magnificent view of the Lucca hills, organize outdoor dinners at

sunset or simply enjoy the silence and colors of nature.

This is why it boasts an extensive and interesting network of historical and naturalistic itineraries, including within the Migliarino S. Rossore Massaciuccoli Natural Park, a geographical position that makes it quickly reachable from cities such as Pisa, Viareggio, Lucca, Florence, and just 15 km from the sea.

The road system is excellent. The nearby town is well served by public transport to the surrounding areas. nearby and from the main accessory services, such as shops, restaurants,

#### DESCRIPTION OF THE REAL ESTATE UNIT.

The property is spread over two floors connected by an internal Cardoso staircase. The ground floor comprises a small loggia with an iron gate leading to the main entrance, a kitchen with a fireplace, a dining room, a bathroom with a bathtub, a double living room, a secondary entrance at the rear, and a stairwell leading to the first floor. The first floor comprises a large hallway used as a walk-in closet, a bedroom with access to a panoramic terrace, another bedroom, a double bedroom with an en-suite bathroom, and another bathroom serving the first two bedrooms. The bathroom is divided into two rooms, one with a sink, shower, and furnishings, and the other with a washing machine, toilet, bidet, and sink.

On the north side, below ground level, a small flight of steps leads down to the boiler room, accessible only from the outside. The building boasts excellent finishes: all the window frames are made of wood with aluminum shutters, equipped with mosquito nets and iron grilles. The interior doors are made of solid wood, and the front door is armored. The floors are tiled in a herringbone pattern, including on the terrace, while the bathrooms feature ceramic tiles in various shades. double bedroom service with floor and wall covering entirely made of slabs of black marble.

The heating system is independent, powered by LPG with aluminum radiators. Air conditioning is also included.

The staircase was built entirely of cardoso with a wrought iron handrail. The floors were constructed with wooden beams and terracotta bricks, recently treated.

The rooms are large and very bright thanks to a good air-light ratio, and the bathrooms are all equipped with windows that allow the air to be recycled within them, the terrace, with a surface area of 40.00 m2 It guarantees a very beautiful view of the surrounding landscape.

In the living room there is the possibility of installing an additional fireplace, as it is possible to take advantage of Thanks to the existing chimney, a wood-burning oven is located adjacent to the main entrance. Access to the property is via a dirt road, protected by an iron gate.

## Certification

**Energy Class:** D

**EPgInr:** 125.54 kwh/□

## Features

Code: 1290

Reason: Sale

Categoria: countryhouse

Address: via di balbano

Municipality: Lucca

Zona: Balbano

Total Square Meters: 400 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 10

State of Preservation: Excellent

Gas: 10

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1942

Current Status: free at the

Terrace: Present, 40 sq.m.

Garden: Private, 10.000 sq.m.

Kitchen: Regular Kitchen

Terrace : 40 □

Tv SAT : Autonomous

Fireplace

Wiring : By Law

Shower

Wooden Window Frames

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



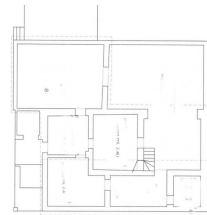












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