

# Villa for sale in Lucca Massa Pisana € 950.000 Ref. 1306



**320 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 8**

Immersed in the greenery of the charming Lucca countryside, just minutes from the historic center, Easy Casa offers for sale this splendid rural villa located in a landscape of rare beauty, surrounded by a large lawn, a productive olive grove with approximately 425 trees and a lush forest.

The property extends over approximately 3 hectares, offering maximum privacy and spectacular panoramic views of the Tuscan hills. The villa, measuring approximately 320 square meters, retains all the authentic charm of a Tuscan farmhouse, thanks to architectural details such as exposed wooden beams, terracotta floors, and a charming stone fireplace. Outside, a spacious terrace and a covered veranda offer the perfect setting for enjoying moments in the open air, surrounded by the tranquility and beauty of nature.

The interior spaces are spread over multiple levels. The ground floor features a refined entrance hall, a large built-in kitchen with a wood-burning oven and dining area, a cozy living room with a fireplace, a bathroom, and a utility room. The first floor features three bedrooms, a bathroom, and a large walk-in closet with a laundry area, easily convertible into an additional bedroom or bathroom. The second floor boasts two bright double bedrooms, both with private bathrooms. The basement level features a charming cellar.

The property also includes a separate annex of approximately 50 square meters, currently used as a studio with bathroom and cellar, but also suitable for conversion into a guesthouse. A garage and three agricultural outbuildings scattered

throughout the grounds complete the offering. There is also the possibility of building a swimming pool, making this magnificent residence even more comfortable and complete.

## Certification

**Energy Class:** G

**EPgInr:** 175.00 kwh/□

## Features

Code: 1306

Reason: Sale

Categoria: Villa

Address: via per massa pisana

Municipality: Lucca

Zona: Massa Pisana

Total Square Meters: 320 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 8

State of Preservation: Good

Gas: 10

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Parking: Uncovered Parking

Current Status: free at the

Garden: Private

Kitchen: Regular Kitchen

Box: Single

Tv Antenna : Autonomous

Tv SAT : Autonomous

Closet

ADSL Coverage

Air-Conditioned

Parquet

Wiring : By Law

Sanitary Suspended

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







