

Farmhouse for sale in Lucca

Aquilea

€ 575.000

Ref. 1347



176 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

EASY CASA is selling a stone RUSTIC house on the Lucca Hills with an exclusive mandate.

Not far from the small village of AQUILEA, we find this enchanting place, which offers a perfect refuge from the frenzy of city life and promises an authentic experience immersed in the beauty of the countryside.

The farmhouse is surrounded by a magnificent flat lawn, perfect for creating an elegant pool area and outdoor relaxation spaces. The property includes approximately 3 hectares of land, partly wooded and partly arable land and vineyard, enhanced by approximately 180 centuries-old olive trees, which lend charm and value to the entire property.

The house enjoys a private and exclusive location, offering complete privacy and no visual disturbances, such as electricity poles or other invasive structures. It can be easily reached from the road to Aquilea via a flat dirt road that leads directly to the property.

The unique, dominant position offers breathtaking sunsets and a beautiful, open view of the valley, making this property perfect both as a private residence and as an exclusive, charming property.

Composition:

The property is spread over two levels, characterised by bright and functional rooms.

On the ground floor we find a welcoming entrance hall, a large eat-in kitchen connected to a convenient laundry/storage room, as well as a spacious double bedroom with private bathroom.

The upper floor, reached via an elegant marble staircase, features a large double living room with a beautiful fireplace and direct access to the stunning panoramic veranda at the back of the house, perfect for al fresco dining, a barbecue area, and relaxing moments immersed in nature, with open views of the magnificent surrounding meadow. A second double bedroom with en suite bathroom completes the floor.

Adjacent to the kitchen are two large rooms currently used as tool sheds, easily connected to the house and ideal for creating an additional living area, an outbuilding, or a guest space, or even a third bedroom.

Additional information: Mains water and electricity are connected, heating is provided by LPG gas, there is a rainwater tank, the roof and external fixtures have been recently restored.

Certification

Energy Class: G

EPgInr: 354.64 kwh/□

Features

Code: 1347

Reason: Sale

Categoria: Farmhouse

Address: AQUILEA

Municipality: Lucca

Zona: Aquilea

Total Square Meters: 176 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 6

State of Preservation: Good

Gas: 1

Level: Ground Floor

Total Floor: 2

Heating: Heating

Parking: Carport

Age Construction: 1800

Current Status: free at the

Garden: Private

Kitchen: Regular Kitchen

Box: Single

Porch

Closet

ADSL Coverage

Cellar

Fireplace

Wooden Window Frames

Shutters

Nearby

Elementary Schools

Cafe

Post Offices











