Easy Casa di Elisabetta Soldaini
via di Poggio 48 - 55100 Lucca (LU)
0583419593

countryhouse for sale in Lucca Selvareggio
€ 480.000
Ref. 1354



380 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

Renovated 4 bedroom villa with 17 hectares of land
Municipality of Lucca - West Area - Selvareggio area - Hilly position, isolated but easily accessible from the main road and with a view of the surrounding hills - Easy CASA is selling an EXCLUSIVELY beautiful RENOVATED FARMHOUSE ready to move into.

The property is surrounded by 17 hectares of private LAND, partly flat, partly wooded and partly orchard-arable.

COMPOSITION:
The property is accessed through a private gate via a flat, unpaved road leading to the house. The ground floor comprises a small loggia with an iron gate leading to the main entrance. This entrance comprises a kitchen with a fireplace, a dining room or bedroom, a bathroom with a bathtub, a double living room, a secondary entrance at the rear, and a staircase leading to the first floor. The first floor comprises a large hallway used as a walk-in closet, a bedroom with access to a large 40-square-meter panoramic terrace, another bedroom, a double bedroom with a terrace and ensuite 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.

FURTHER DETAILS:
The building boasts excellent finishes, with all wooden window frames and aluminum shutters, mosquito nets, and iron grilles. The interior doors are solid wood, and the front door is armored. The floors are tiled in a herringbone pattern, including on the terrace. The bathrooms feature ceramic tiles in various shades. The master bedroom features a floor and wall covering entirely in black marble slabs. The heating system is independent, powered by LPG with aluminum radiators. Air conditioning is also included. The staircase is constructed entirely of Cardoso stone with a wrought iron handrail. The floors are made of wooden beams and terracotta bricks, recently treated. The location is strategic: it boasts an extensive and interesting network of historical and naturalistic itineraries, including within the Migliarino S. Rossore Massaciuccoli Natural Park. Its geographical position makes it easily accessible from cities such as Pisa, Viareggio, Lucca, and Florence, and it is only 15 km from the sea. The road system is excellent. The nearby town is well served by public transport to the surrounding towns and by the main ancillary services, such as shops and restaurants.

Available immediately and ready to move into! Excellent investment for tourist rentals.

Certification

Energy Class: D	**EPglnr**: 125.54 kwh/□

Features

Code: 1354	Reason: Sale
Categoria: countryhouse	Address: VIA DI FILETTOLE
Municipality: Lucca	Zona: Selvareggio
Total Square Meters: 380 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 9
State of Preservation: Excellent	Gas: 10
Gas: 10	Level: On two-levels
Heating: Heating	Parking: Uncovered Parking
Age Construction: 2000	Current Status: free at the
Terrace: Present, 40 sq.m.	Sea Distance: 15.000 meter
Kitchen: Regular Kitchen	Terrace : 40 □
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Shower
Wooden Window Frames	

Nearby

Elementary Schools	Cafe










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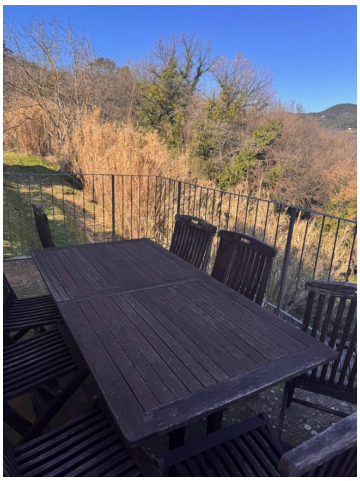













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