

Farmhouse for sale in Lucca San Concordio Contrada

€ 750.000

Ref. 1356



355 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 14

Old semi-detached farmhouse with large garden, garage and barn.

Lucca San Concordio - Our exclusive for the sale of an ancient farmhouse composed of two units:

1) The first is spread across the ground floor and first floor, with a total living space of 220 square meters. Completely renovated with high-quality finishes and state-of-the-art systems (new double-glazed windows, teak parquet floors), it is fully serviced (natural gas, sewer and water connections, and an artesian well).

The property is accessed from three entrances on the ground floor, where we find the living area consisting of a kitchen, a guest bathroom, a dining area, and a large living room with a fireplace. All overlook the large, ancient garden, lending the property great charm and the opportunity to fully enjoy the green space, where it is possible to create a space for outdoor lunches and dinners.

The first floor is accessed via an original stone staircase, where there is another living room or reading room (which could potentially be converted into a third or fourth bedroom), a large bedroom, a corner master bedroom, a study or third

bedroom with a walk-in closet, a bathroom, two closets, and a balcony. Three exposures (south, east, and north) ensure abundant light.

The entire property includes a 135m² barn, which has been converted into a large laundry room and double-volume storage rooms on the ground floor, and a storage room on the first floor.

Covered parking space adjacent to the barn.

Property complete with large garden with centuries-old magnolia, rose garden and antique flower box of 660m² and accompanying land of 890m² in adjoining.

An additional garage is available outside the property.

To access the garden there are two entrances, one of which has an ancient gate.

2) The second one is located on the second floor and is accessed via a staircase from the external Tuscan terrace located on the west-facing side.

114m² apartment comprising a large living room, kitchen, utility room/laundry room, bedroom with bathroom, hallway, large bathroom, and double bedroom.

The apartment is finished like the other unit, with high-quality finishes and water-treated teak parquet. All utilities are up to standard.

Both units are immediately habitable and have independent utilities. The second can also be made independent as access to the property to maintain relative privacy.

Certification

Energy Class: G

EPglnr: 278.00 kwh/□

Features

Code: 1356

Reason: Sale

Categoria: Farmhouse

Address: via san concordio

Municipality: Lucca

Zona: San Concordio Contrada

Total Square Meters: 355 sq.m.

Bedrooms: 6

Bathrooms: 4

Rooms: 14

Gas: 3

Level: Ground Floor

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1800

Current Status: free at the

Balconies: Present

Kitchen: Regular Kitchen

Terrace

Tv Antenna : Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Shower

Wooden Window Frames

Safe-Deposit Box

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	













