

## for sale in Lucca € 1.990.000 Ref. 1467



**800 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 16**

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL GIVE ALL THE NECESSARY INFORMATION.

Prestigious 17th century villa, renovated in 2000, in a hilly area just 10 minutes from the historic center of Lucca, surrounded by about 4 hectares of park with a 56 m2 and 1.20 m deep swimming pool and private consecrated chapel. In the garden there is a shed for storing agricultural tools. The land is partly an olive grove with more than 100 olive trees, an orchard, a bowling alley and a wood. The ceiling on the ground floor is coffered over 3 m in height and the floor is in antique terracotta.

The villa develops as follows:

Ground floor: entrance, large living-dining room, kitchen, 2 double bedrooms, 2 bathrooms, laundry room, closet.

Basement: large tavern with wooden beam ceilings, with direct access to the pool-side garden.

Mezzanine: sitting room, double bedroom, bathroom, wardrobe room, closet.

First floor: 3 double bedrooms, 2 bathrooms, kitchen, living room,

Attic: various rooms, partly habitable.

Announcement drawn up on the basis of the APE dated 14/03/2016 - Energy class. F - Ind. energy renewable 0.38 kWh/m2 year - Ind. perst. energy non-renewable 125.69 kWh/m2 year - low quality winter performance of the building, medium quality summer.

## Certification

Energy Class: G

## Features

|                                  |                                |
|----------------------------------|--------------------------------|
| Code: 1467                       | Reason: Sale                   |
| Address: Via del Burlamacco      | Zip Code: 55100                |
| Municipality: Lucca              | Total Square Meters: 800 sq.m. |
| Bedrooms: 6                      | Bathrooms: 5                   |
| Rooms: 16                        | State of Preservation: Good    |
| Level: Multi-Storey              | Total Floor: 3                 |
| Heating: Heating                 | Age Construction: 1600         |
| Current Status: Free to the deed | Garden: Private, 40.000 sq.m.  |
| Kitchen: Regular Kitchen         | Tv Antenna : Autonomous        |
| Closet                           | ADSL Coverage                  |
| Cellar                           | Fireplace                      |
| Telephone System                 | 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  |                  |





