

for sale in Capannori

€ 850.000

Ref. 1618



220 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

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.

This beautiful detached villa of about 220 square meters was built in the municipality of Capannori in the hamlet of Lappato about twenty minutes by car from Lucca, 15 minutes from Pescia, 10 minutes from Capannori by a private individual for his children according to the best criteria, with high quality materials and quality finishes. The works for its construction began in 2017 and have not all been completed because some things have changed in the family and for this reason they decided to sell it. The villa is located in a quiet and green area with a pleasant view of the surrounding hills and is spread over staggered floors. On the raised ground floor the main entrance is embellished with a large porch, inside we find a bright living area, kitchen and closet;

on the ground floor with independent entrance, living area with another porch, bathroom, laundry room and closet;

on the first floor three double bedrooms, one with a terrace and private bathroom for exclusive use, bathroom with shower and bathtub;

on the attic floor there is a charming and very bright bedroom and another habitable room. The property is surrounded by a garden of about 1,700 square meters with ample maneuvering spaces and stone-paved parking.

Construction features:

- Hip roof with brick covering

- Independent underfloor heating on each floor
- No. 2 external walls covered with Geopietra.
- Stoneware tile coverings
- White PVC windows with triple glazing
- Roof prepared for the integration of solar and photovoltaic panels.
- Alarm cable provision.
- Telephone and network cables in every room
- Provision of air conditioning/heat pump systems
- Possibility of building a swimming pool on the west side.

Energy class not yet assigned, a "B" category is expected.

Certification

Energy Class: B

Features

Code: 1618	Reason: Sale
Address: Ippato	Zip Code: 55010
Municipality: Capannori	Total Square Meters: 220 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 8	State of Preservation: Excellent
: 8	Total Floor: 4
Heating: Heating	Parking: Uncovered Parking
Age Construction: 2017	Current Status: Free to the deed
Terrace: Present	Garden: Private, 1.700 sq.m.
Kitchen: Regular Kitchen	Terrace
Porch	Closet
ADSL Coverage	Wiring : By Law
Jacuzzi	Shower
Wooden Window Frames	Aluminum Frames
Predisposition for Alarm	Shutters

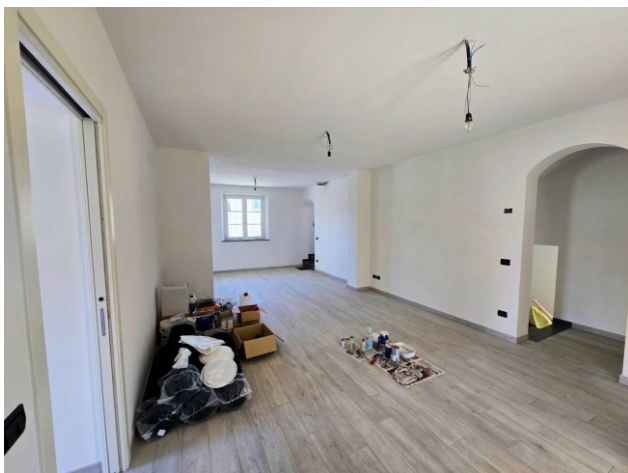
Nearby

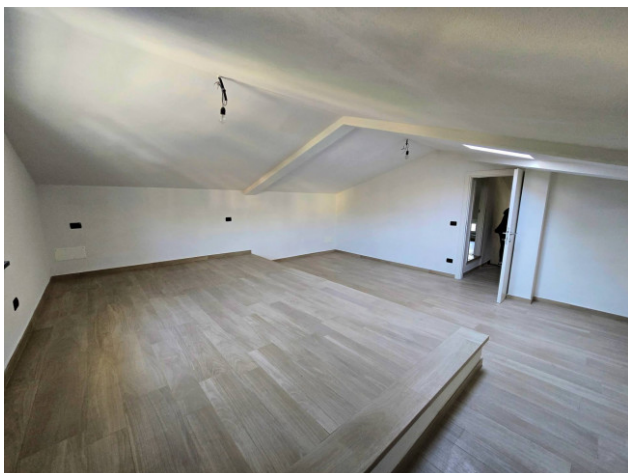
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers

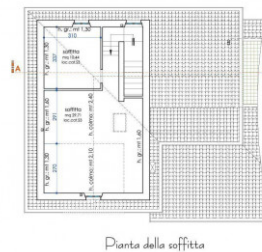
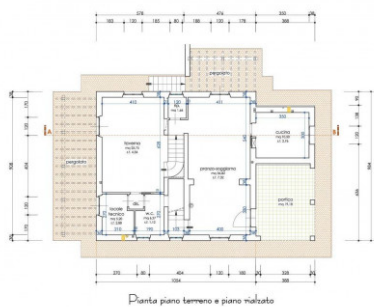
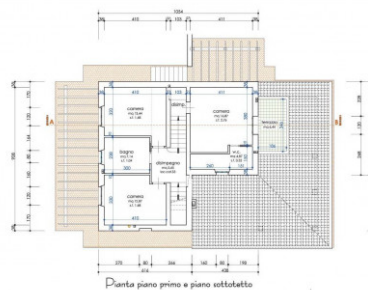
Municipal Offices

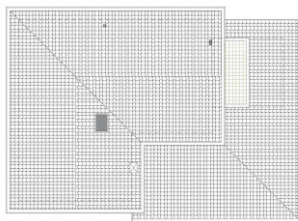
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Pianta della copertura