

**for sale in Pescaglia
San Martino in Freddana
€ 1.500.000
Ref. 1672**



210 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11

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

BEAUTIFUL PROPERTY ON THE HILLS BETWEEN LUCCA AND VERSILIA

The property is located on the Lucca hills a short distance from Versilia, surrounded by greenery

The land extends for approximately 17 hectares, and is divided into mixed plots of land: woodland, olive grove, vineyard and arable land.

Through an automatic gate you access the typical Tuscan tree-lined avenue, the olive and cypress trees lead to the large space used for car parking (approximately 8 spaces)

The two properties, each approximately 100m2, feature rustic charm and have been completely renovated: stone facades, wooden window frames, terracotta and parquet floors, and exposed-beam ceilings.

Both properties are built on two floors above ground and are composed as follows:

First floor: living room with fireplace, dining room, kitchen with door opening onto the external porch, and bathroom. On the first floor there are three bedrooms (one with a panoramic terrace) and a bathroom.

Second Rustico: living room with fireplace, dining room, kitchen with door opening onto the outdoor patio, a bathroom and a convenient laundry room. On the first floor there are two bedrooms (one with a terrace with panoramic views) and a bathroom.

Outside there is a beautiful 12x6 swimming pool with a technical room, all in perfect condition
The renovation was completed in 2015, with excellent finishes and great attention to detail.

We are located in a strategic position:

11km from the historic centre of Lucca

34km from Pisa Airport

22 km from the beaches of Versilia, including the renowned Forte dei Marmi

90km from Florence

Certification

Energy Class: F

EPglnr: 303.39 kwh/□

Features

Code: 1672	Reason: Sale
Address: Strada provinciale 1	Zip Code: 55064
Municipality: Pescaglia	Zona: San Martino in Freddana
Total Square Meters: 210 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 11
State of Preservation: Excellent	: 8
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 170.000 sq.m.	Sea Distance: 22.000 meter
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fireplace
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	







