

for sale in Uzzano
Santa Lucia
€ 590.000
Ref. 591



500 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 15

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.

THE PROPERTY IS SOLD FURNISHED, EXCLUDING SOME FAMILY EFFECTS

Beautiful villa with a very elegant tone and features, well maintained by the current owners who certainly do not lack what is necessary for the good maintenance of such an important object. It stands out from other solutions of this kind because it is located in a strategic point from all points of view, we believe that the most important in this historical moment is that of being in the center of the hamlet of S. Lucia in the municipality of Uzzano in a well-accessible and not isolated context. One of the peculiar characteristics that gives it a touch of uniqueness is that it has no private neighbors but only spaces and roads owned by the municipal administration of Uzzano. The building is surrounded by a beautiful garden of approximately 3,300 square meters, well planted and well-kept. Separate from the villa there are two buildings, one used as a garage of approximately 30 square meters and the other used as an outbuilding of approximately 80. The property has three entrances, two of which are driveways and the other is pedestrian. The main building presents a majestic but sober tone and is characterized in the center by a tower and on the sides by two symmetrical bodies that clearly

demonstrate the origin of the construction period and the similarity to the Art Nouveau style. The main house has a surface area of approximately 500 m² and is arranged on three levels above ground, the raised ground floor as a living area, the first floor as a sleeping area and the attic floor with the highest central part (turrets) that can be used in various ways according to the needs and taste of the future buyer. The ground floor consists of a beautiful entrance with a wooden door and inside an iron door with glass that separates the area used as a wardrobe from the living area, living room with fireplace, adjacent study with anteroom and bathroom, large and bright living room with direct access to the terrace overlooking the garden, small living room and connection to the large Tuscan-style kitchen with direct access to the outside towards the brick barbecue, the garage and the outbuilding, pantry, bathroom, storage room under the stairs, another study/library; On the first floor, according to the needs of the owners, only two bedrooms are used, each with a bathroom. The property is for exclusive use, with five additional rooms left to be renovated, which could be converted into an apartment or other rooms for various uses. The property is in excellent condition and could also be used as a separate home for several families, with the garden apartment also conveniently available for hosting friends or relatives. Given its size and central location between the cities of Lucca and Pistoia, it could also be used for mixed residential/tourist accommodation purposes. The property is equipped with a sophisticated internal and external alarm system, supported by a 24-hour video surveillance system.

THE PROPERTY IS SOLD FURNISHED, EXCLUDING SOME FAMILY EFFECTS.

Certification

Energy Class: G

EPgInr: 353.00 kwh/□

Features

Code: 591	Reason: Sale
Zip Code: 51010	Municipality: Uzzano
Zona: Santa Lucia	Total Square Meters: 500 sq.m.
Bedrooms: 6	Bathrooms: 4
Rooms: 15	State of Preservation: Excellent
: 5	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Terrace: Present
Garden: Private, 3.300 sq.m.	Kitchen: Regular Kitchen
Box: Shed, 30 sq.m.	Terrace
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Parquet	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	





