



## listing



### Agent Info

Naam:	Arrighi Maira
Bedrijfsnaam:	IL PUNTO IMMOBILIARE
Mistlampen:	Italy
Experience since:	1999
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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Languages:	English, Italian
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 990,000

### Locatie

Adres:	Lucca, LUCCA, Italy
Geplaatst:	16-02-2024

### Omschrijving:

ATTENTION UNDER OFFER : The property is currently under offer and every visit to the property is SUSPENDED.

The property will in any case remain published, as technical investigations and/or appraisals are in progress for mortgage approval, for the conclusion of the contract. So it could be sold or go back on the market.

If you want more details and information about the property, or receive information on similar properties, contact us now. We are acquiring new properties similar to this one or we will find an ideal property for you!

LUCCA– (V0304) – On the beautiful hills around Lucca, very renowned for the high quality of oil and wine production, a few minutes from the city and surrounded by olive trees and fruit trees, we offer for sale this wonderful farm consisting of two farmhouses with swimming pool surrounded by an olive grove. The property is located approximately 400 m (asl) and offers an amazing view of the Lucca city and the surrounding hills. The property includes 2 stone farmhouses completely renovated in the typical Tuscan style, maintaining the original construction characteristics, a small stone building to be restored, a



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beautiful swimming pool (4,5x8,2) with terrace, a large garage, 2 large panoramic terraces with pergolas, outdoor parking space, land including olive grove and private road.

The **FIRST** farmhouse of approx, 145 sqm is composed by:

#### GROUND FLOOR

- Kitchen;
- Dining room;
- Living room with fireplace;
- Wood oven;
- Cellar;

#### FIRST FLOOR

- Double room with private bathroom;
- Double bedroom with private bathroom;

The **SECOND** farmhouse of approx. 188 sqm is composed by:

#### GROUND FLOOR

- Tavern;
- 3 rooms used as a cellar;
- Wood oven;

#### FIRST FLOOR

- Entrance from external staircase;
- Living room with fireplace;
- Dining room;
- Kitchen;
- Closet;

#### SECOND FLOOR

- Bathroom;
- Double bedroom with private bathroom;
- Double bedroom with private bathroom;

#### FINISHES and EQUIPMENT:

The farmhouses have been renovated in the traditional Tuscan style with chestnut wood beams and terracotta bricks, terracotta floors, stone decorations and exposed bricks. Excellent internal and external finishes. LPG heating. The property is accompanied by a stone building of approx. 50 approx. arranged on 2 levels and completely to be restored, with 21,745 m<sup>2</sup> of land with approximately 400 olive trees in production, a beautiful swimming pool (10 m x 5 m), a common courtyard between the two buildings, a large and panoramic terrace with pergola, garage and large outdoor space for parking. The property is equipped of solar panels. The sale includes internal and external furnishings. This excellent property is ideal as a holiday home, B&B, farmhouse or as a main residence.

#### **Algemeen**

Slaapkamers:	5
Badkamers:	5
Afgewerkte vierkante meter:	383 m <sup>2</sup>
Lot Afmeting:	21745 m <sup>2</sup>

#### **Lease terms**



Date Available:

**Contact information**

IMLIX ID:

V0304100

