

Capannori

Farmhouse in Capannori, Lucca

Property ID: IT252942370

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 275 m² • ROOMS: 14 • LAND AREA: 400 m²

Property ID: IT252942370 - 55012 Capannori

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Contact partner**

Property ID: IT252942370 - 55012 Capannori

At a glance

Property ID	IT252942370
Living Space	ca. 275 m ²
Rooms	14
Bedrooms	5
Bathrooms	5
Year of construction	1800

Purchase Price	680.000 EUR
House	Farmhouse
Commission	Subject to a commission
Total Space	ca. 275 m ²
Condition of property	Well-maintained

Property ID: IT252942370 - 55012 Capannori

Energy Data

Power Source	Pellet-Fuelled
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



IN THE BEST LOCATION FOR YOU



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



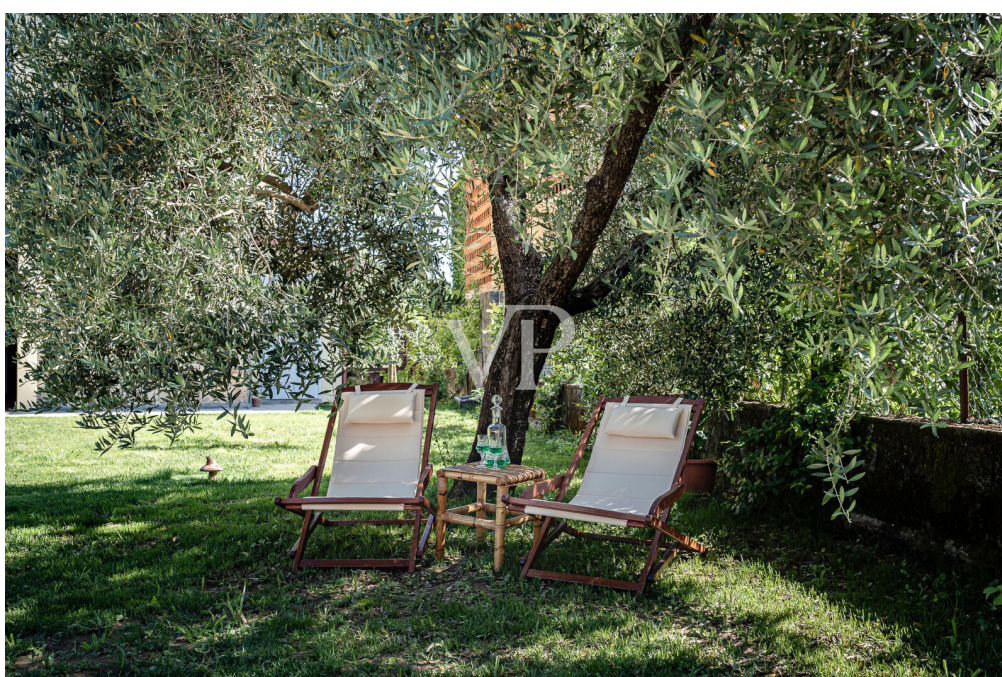
Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

The property



Property ID: IT252942370 - 55012 Capannori

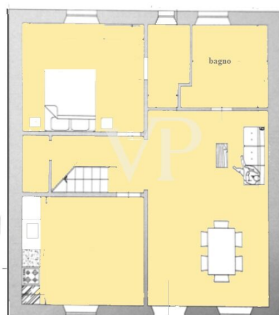
The property



Property ID: IT252942370 - 55012 Capannori

Floor plans

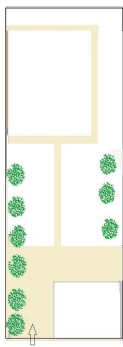
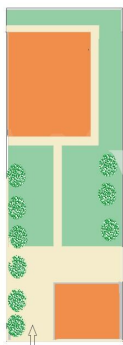
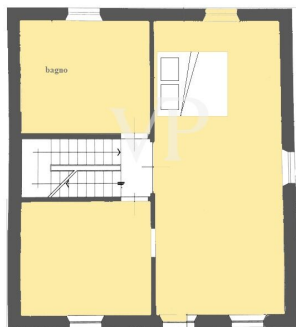
Piano terra



piano primo



piano secondo



Piano terra

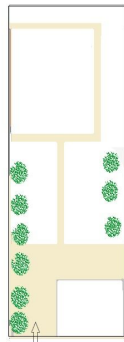
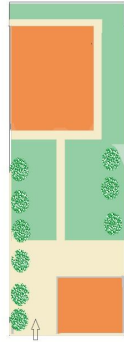


piano primo



piano secondo





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252942370 - 55012 Capannori

A first impression

Just three kilometers from the historic city of Lucca and thirty kilometers from Pisa's Galileo Galilei International Airport, in a quiet and secluded residential area, we are offering a beautiful property consisting of an early 20th-century country house built of Guamo stone and brick, a private garden, and a two-story building used as a garage and storage space.

The recently restored main building spans three levels: ground floor, first floor, and attic. The ground floor, accessible from the private garden, consists of a large living-dining room, a kitchen-diner, a bathroom, and a master bedroom with a private bathroom. The first floor, accessible via an internal staircase, consists of four double bedrooms, two of which have private bathrooms. The attic level consists of a large attic room, a bathroom, and a storage room.

Features

- Pellet boiler, supplemented by solar panels for domestic hot water and heating
- Double-glazed windows - sound and thermal insulation
- Hot/cold air conditioning system on the first floor only - pre-wiring for an alarm system
- Outdoor parking space and covered garage
- Private garden equipped with an irrigation system

Finishes

- Terracotta tile floors
- Ceilings with wooden beams and joists—walls plastered with hydraulic lime

Garden area: approximately 400 square meters

Main building area: 275 square meters

Barn area (used as a garage and storage space): 100 square meters

The villa is being offered for sale fully furnished.

Property ID: IT252942370 - 55012 Capannori

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com