

Lucca

# Beautiful rustic farmhouse in excellent condition

**Property ID: IT252942475**



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**PURCHASE PRICE: 660.000 EUR • ROOMS: 10**

**Property ID: IT252942475 - 55100 Lucca**

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## At a glance

Property ID	IT252942475	Purchase Price	660.000 EUR
Rooms	10	Commission	Subject to commission
Bedrooms	4	Total Space	ca. 400 m <sup>2</sup>
Bathrooms	3		
Year of construction	1942		
Type of parking	10 x Other		

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## Energy Data

Energy Source	Liquefied gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	31.10.2030	Final Energy Demand	125.54 kWh/m <sup>2</sup> a
		Energy efficiency class	D
		Year of construction according to energy certificate	1942

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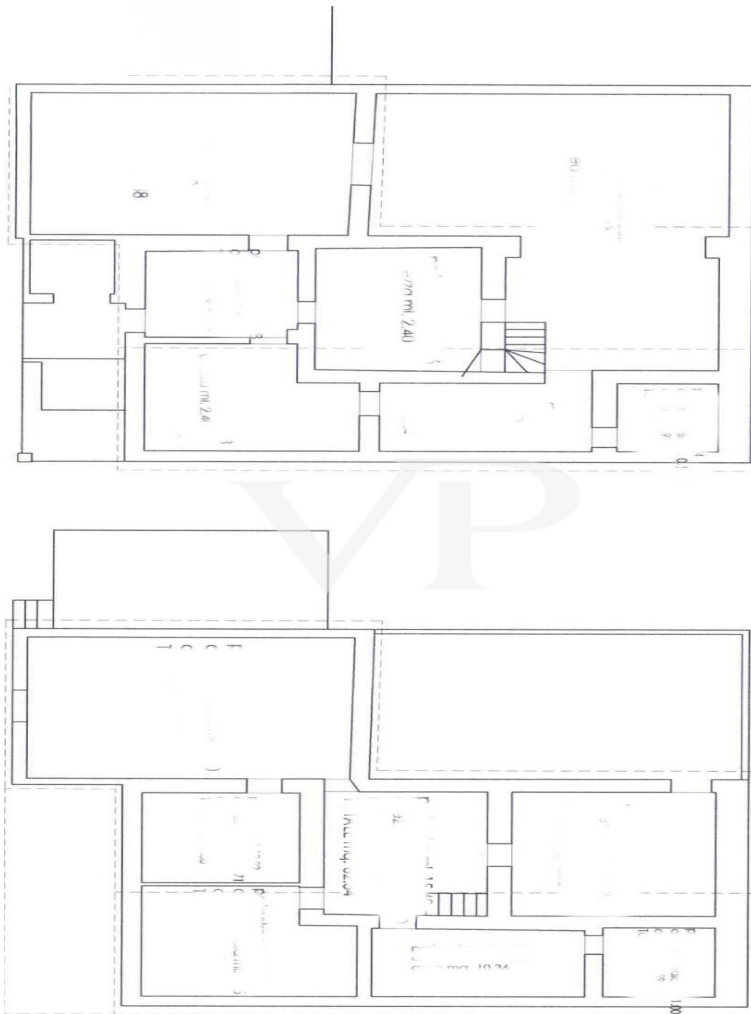
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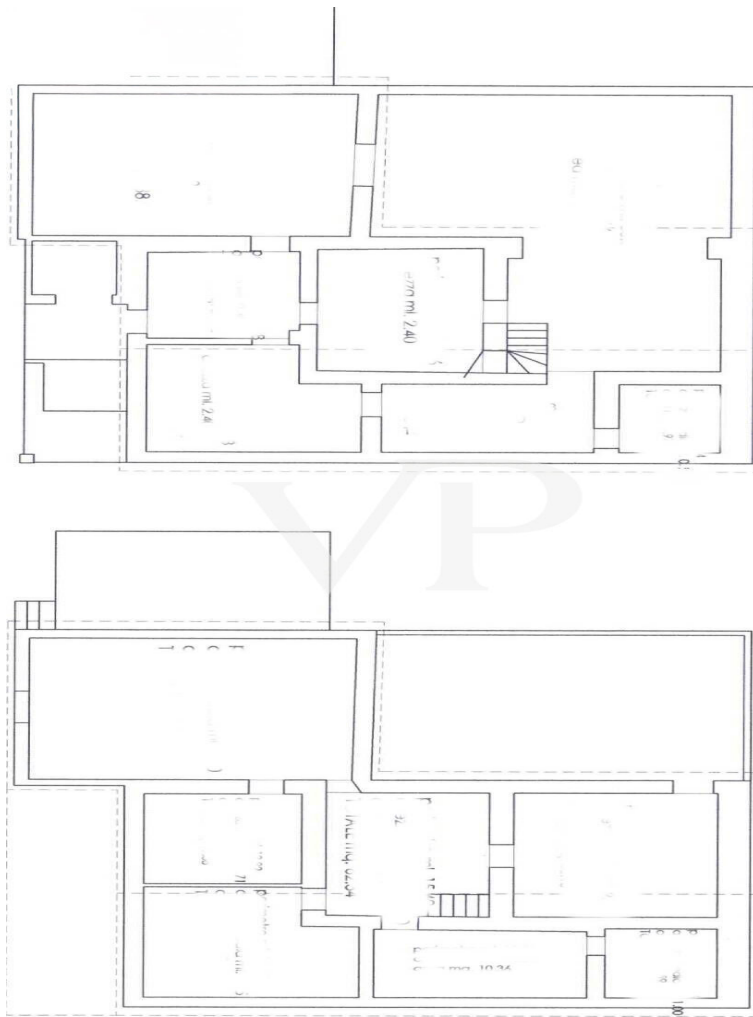
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## Floor plans





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.

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## A first impression

Municipality of Lucca, Locality Selvareggio, we offer for sale beautiful rustic farmhouse, in excellent condition of maintenance, accompanied by large square footage of land, partly going flat and partly sloping, partly wooded and partly olive groves, which make the property an oasis of peace and tranquility, where you can fully enjoy the nature and the magnificent surrounding landscape.

Nestled in the green mountains between Lucca and Pisa, the property is located on the border between the provinces of Pisa and Lucca, is also located in a context rich in natural, historical and artistic beauty. This is why it boasts, an extensive and interesting network of historical-naturalistic itineraries, including within the Migliarino S. Rossore Massaciuccoli Natural Park, a geographical position that makes it quickly reachable from cities such as Pisa, Viareggio, Lucca, Florence, and only 15 km from the sea.

The road system is excellent. The nearby village is well served by public transportation to neighboring towns and the main ancillary services, such as stores, restaurants and services of all kinds and types.

### DESCRIPTION OF THE REAL ESTATE UNIT:

The property is spread over two above-ground floors connected by an internal staircase in Cardoso, and composed on the ground floor of a small loggia with iron gate preceding the main entrance, kitchen with fireplace, dining room, bathroom with tub, double living room, further secondary entrance located at the back and, stairwell to access the first floor that consists of a large hallway used as a room for closets, a bedroom with access to panoramic terrace, another bedroom, a double bedroom with bathroom and another bathroom serving the first two rooms mentioned above, divided into two rooms, one with sink, shower and furniture while the other equipped with washing machine, toilet, bidet and sink.

On the north side, below ground level, down a small flight of steps is the boiler room accessible only from the outside. The building has excellent finishes, the

fixtures are all wooden with aluminum shutters, equipped with mosquito nets and iron gratings, the interior doors are solid wood and the front door is armored. The floors were made of terracotta mounted "fishbone", including on the terrace, while in the bathrooms were used ceramic tiles of different shades service of the master bedroom with floor and wall tiles made entirely of black marble slabs.

The heating system is autonomous, powered by LPG with aluminum radiators. Equipped with air conditioning.

The staircase was made entirely of cardoso with wrought iron handrails. The attics were made with wooden rafters and scempiato of terracotta bricks, recently treated.

The rooms are large and very bright thanks to a good air-lighting ratio, and even the bathrooms are all equipped with windows that allow the recycling of air in the same. The terrace, having an area of sq. m. 40.00 provides a very nice view of the surrounding landscape.

In the living room there is the possibility of installing an additional fireplace, as it is possible to take advantage of the existing chimney arrangement, adjacent to the main entrance is a wood-burning oven.

The viability to reach the subject property is provided by a dirt road, preserved by an iron gate.

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## Details of amenities

- Conservation status: Excellent
- 10 uncovered parking spaces
- On two levels
- Independent heating
- Wooden frames/double glazing
- Radiators
- Year of construction: 1942
- Free on deed
- Quad exposure: west north east south
- Terrace of 40 sqm
- Private garden of 10,000 sqm
- TV SAT: Autonomous
- Fireplace
- Electrical system in accordance
- Shutters

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## All about the location

Municipality of Lucca, Locality Selva Reggio

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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