Capannori – Toscana

Wonderful villa under construction with infinity pool, terrace, solarium and garden

Property ID: IT252942481

PURCHASE PRICE: 650.000 EUR • **LIVING SPACE:** ca. 340 m^2 • **ROOMS:** 9 • **LAND AREA:** 1.200 m^2

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At a glance

Property ID	IT252942481
Living Space	ca. 340 m²
Rooms	9
Bedrooms	3
Bathrooms	3
Year of construction	2025
Type of parking	1 x Garage

Purchase Price	650.000 EUR
Commission	Subject to commission
Total Space	ca. 340 m²
Equipment	Terrace, Swimming pool, Balcony

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Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.09.2035	Final Energy Demand	20.00 kWh/m²a
		Energy efficiency class	A+

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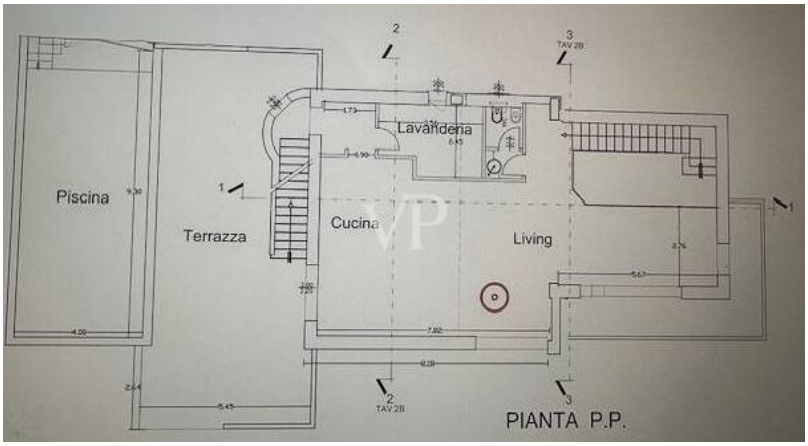
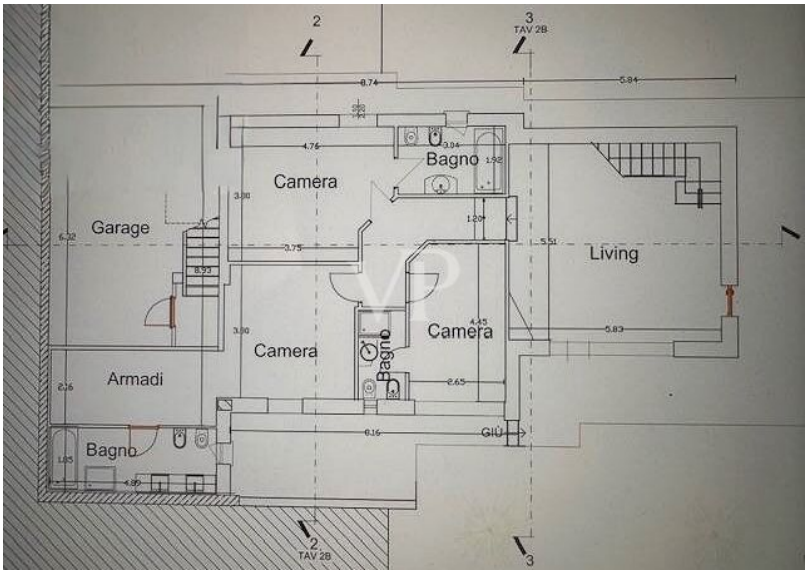
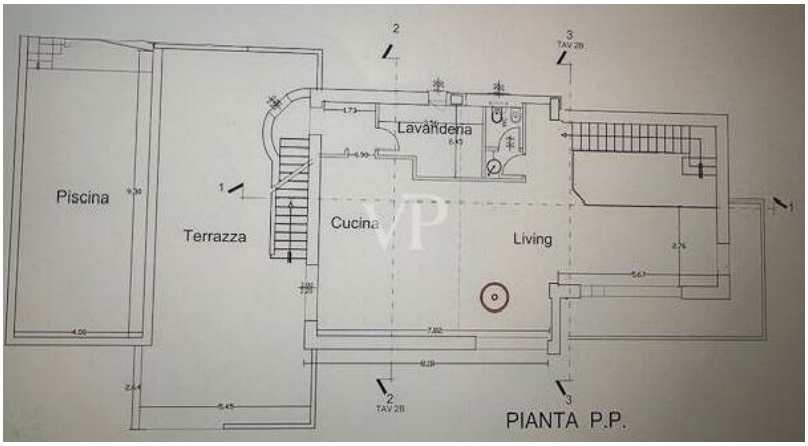
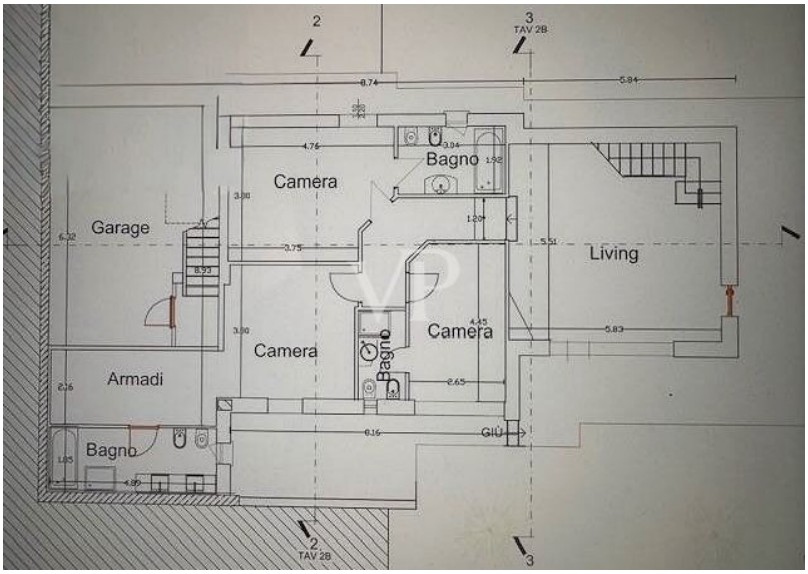
Floor plans









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

This is a Villa with attached swimming pool on two floors above ground, located in a hilly position
with a wide panorama of the Valdinievole plain.
On the ground floor is the sleeping area that includes a master bedroom with a large
bathroom with bathtub and shower and wardrobe room, a double bedroom with bathroom and a
twin bedroom with bathroom and a large living area with bioethanol fireplace with the entrance and the exposed wooden staircase leading to the first floor forming a single volume with
the living area on the first floor forming an open space with large glass openings that
overlooking a wide panoramic view of the Valdinievole that also includes the kitchen,
a dining area and access to a large terrace located at the level of the garden placed to the west
and to a corner terrace of about 11 square meters located on the south and east sides.
On this floor there is also a toilet and a laundry room.
From the above-mentioned terrace, there is access via an external staircase to the solarium located on the upper floor
upper floor that has a wide panoramic view to the Pisan and Florentine hills and the predisposition for the installation of a small Jacuzzi pool.
The garage is located on the ground floor and is communicating with the living area of the first floor
through an internal staircase.
The pool of about 40 square meters, at the garden level on the west side, is in

frieze with the large terrace
communicating with the living area.
All this on a hilly plot of about 1,200 sq m.
Commercial surfaces:
Ground floor = sqm. 142.55 approx. + garage sqm.24.42 approx.
First floor = sq.m. 114.68 approx.
Terrace at the level of the west garden and communicating with the living area on the ground floor = sq.m. 57.81 approx.
Corner terrace communicating with the living area of the p.p. on the south and east sides = sq.m. 13.18 approx.
Solarium = sq.m. 42.62.

The building has the earthquake-resistant load-bearing structure in reinforced concrete, the perimeter walls are in
"poroton" with a total thickness of 44 cm, the roof has a highly
performance with 16 cm. thickness. Energy class A
The window frames are made of aluminum with thick double-glazing.
The large window located on the south elevation has triple-chamber glazing.
The air-conditioning system divided into three independent zones, is air-cooled with a pump of
10-kw external heat pump and integration boiler that also supplies domestic water.
The heating system is of the "underfloor" type and is divided into three independent zones.
It is planned to install a 5-kw photovoltaic system with panels to be installed on the roof.
The electrical system is divided into two independent zones, living and sleeping.
Flooring, wall tiles, and sanitary ware are to be agreed upon at the time of purchase.

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Details of amenities

- 3 bedrooms
- 3 bathrooms
- 9 rooms
- Aluminum window frames with double and triple glazing chamber
- Current state: Excellent - Under construction
- Year of construction: 2025
- Triple exposure: South - West - East
- Balconies present
- Terrace of 70sqm
- Solarium of 42,62sqm
- Private infinity pool of 40sqm
- Private garden
- Garage of 24.42sqm
- Independent Heating
- Air conditioning
- Electrical system according to standards
- Energy class A
- Photovoltaic system

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All about the location

The property is located in the municipality of Capannori (LU) and is situated in one of the most fascinating hilly areas of the Lucchesia region, characterized by a verdant, panoramic landscape rich in history. The location is immersed in a quiet and residential context, ideal for those seeking a relaxing environment without sacrificing the convenience of the main services.

The area is well connected with both the center of Capannori and the city of Lucca, which can be easily reached in a few minutes by car. Nearby are essential services such as schools, pharmacies, supermarkets, post offices and small businesses. There is also no shortage of restaurants, agritourisms and local wineries, where it is possible to taste the typical products of Tuscan tradition.

The area is also particularly popular for its proximity to important cultural and natural attractions. Just a short distance away is the village of San Gennaro, known for its ancient Romanesque parish church and the charming route of Lucca's historic villas, such as Villa Torrigiani and Villa Mansi. In addition, the surrounding area offers numerous opportunities for outdoor activities such as hiking, biking, and scenic walks.

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Contact partner

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