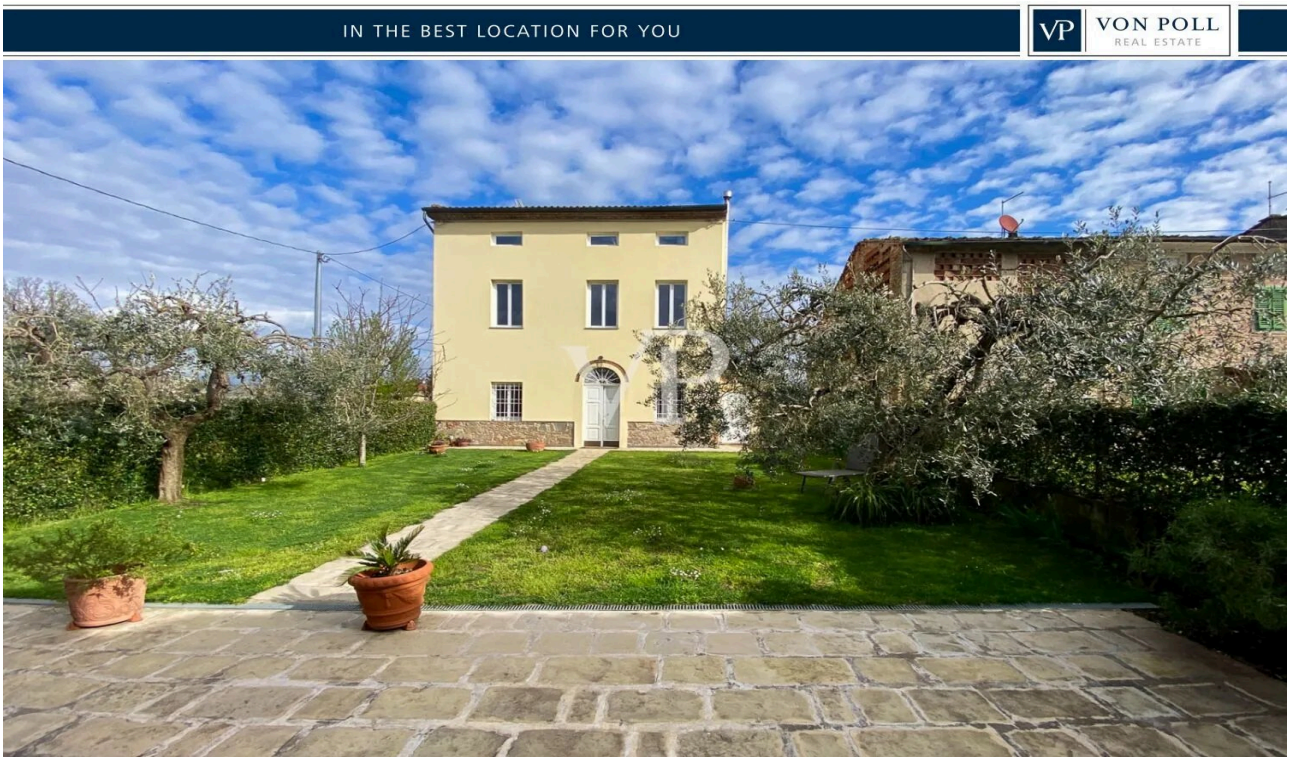
Capannori

# Farmhouse in Capannori, Lucca

*Property ID: IT252942370*




PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 275 $m^2$ • ROOMS: 14 • LAND AREA: 400 $m^2$

Property ID: IT252942370 - 55012 Capannori


- At a glance
- The property
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Property ID: IT252942370 - 55012 Capannori

# At a glance

| | | | |
|---|---|---|---|
| Property ID | IT252942370 | Purchase Price | 680.000 EUR |
| Living Space | ca. 275 m² | House | Farmhouse |
| Rooms | 14 | Total Space | ca. 275 m² |
| Bedrooms | 5 | Condition of property | Well-maintained |
| Bathrooms | 5 | | |
| Year of construction | 1800 | | |

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. |

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# The property





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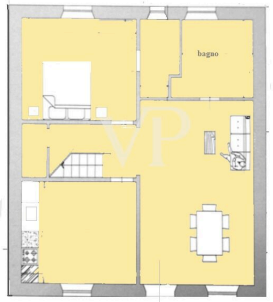
# The property



Property ID: IT252942370 - 55012 Capannori

# Floor plans

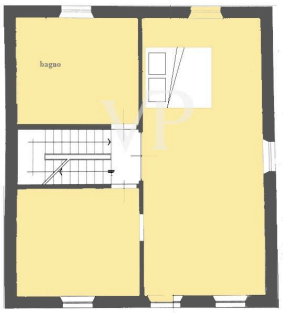
Piano terra

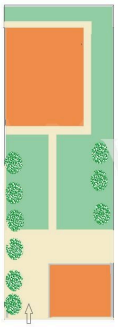


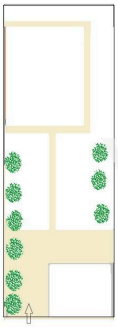

piano primo



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:

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