

## Villa for Sale in Lucca

### € 650.000

### Ref. 27



#### **440 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 9**

Located north of Lucca, this property includes an imposing former oil mill dating back to 1600, measuring approximately 330 square metres, partly restored with high-quality materials, and a completely renovated annex consisting of two bedrooms and a bathroom.

The property also boasts a large ancient artificial basin, located on a terrace above the mill.

The original features of the building have been preserved and the rooms are very spacious, boasting beautiful brick arches and original exposed beams.

Oil mill - The original mechanism of the mill, located on the ground floor, is still complete.

Annex - The ground floor consists of a kitchen, open-plan dining/living room, laundry room, storage room and veranda with wood-burning stove. The first floor has two double bedrooms.

The property is located a short distance from the town of Ponte a Moriano, where there are shops, restaurants and all amenities. The mill is already equipped with gas, water (including a water softener) and electricity. Structurally, it has been completely renovated, including a newly rebuilt roof with state-of-the-art insulation systems. The annex has all utilities, including a telephone and Wi-Fi connection.

## Certification

Energy Certificate: G

IPE: 335.12 kwh/□

## Property Informations

Address: Ponte a Moriano

Postal code: 55100

Bedrooms: 2

Bathrooms: 1

Rooms: 9

State of maintenance: Good

Actual state: Free

Garden: Private

Kitchen: Large kitchen

## Features

Period

Restored

Rural

Land: 5000 □

Secondary accom

Outbuildings

Utility Rooms





