

## Farmhouse for Sale in Lucca

### Price On Application

### Ref. A102



**550 sq.m | Bathrooms: 6 | Bedrooms: 4 | Rooms: 10**

Located on the South side of Lucca, at approx. 5 km from the historic centre, this restored farmhouse and annex, offers both privacy and easy access to amenities.

The property is composed by a main house, an annex, both recently restored offering all modern comforts, 2 outbuilding a 12mx6m pool, and land of approximately 22000 square meters.

The main house laid over 2 floors comprises: on the ground floor, entrance in large living room, large kitchen with direct access to a large pergola perfect for dining "al fresco", storage room, bathroom and study. On the first floor comprises: another large living room, double bedroom with en-suite bathroom, master bedroom with dressing room and en-suite bathroom.

The annex laid over 2 floors comprises: on the ground floor large storage room that could be used as a garage, a 40 sqm cantina, bathroom, entrance double bedroom with en-suite bathroom. On the first floor, living room, kitchen, double bedroom with en-suite bathroom.

The property also boasts a 12x6 m pool from where one can enjoy views of the valley, a bread oven, a 60 sqm annex laid over 2 floors (basement and ground) used as storage, and a further annex of 75 sqm laid over 2 floors (ground and first) that could be further developed.

### Certification

#### Energy Certificate:

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## Property Informations

**Address:** San Michele in Escheto

**Postal code:** 55100

**Bedrooms:** 4

**Bathrooms:** 6

**Rooms:** 10

**State of maintenance:** Good

**Actual state:** Free

**Garden:** Private

**Kitchen:** Large kitchen

## Features

Period

Restored

Possibility to extend

Rural

Land: 22000 □

Vineyard

Swimming pool

Secondary accom

Outbuildings

Utility Rooms





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