

## Farmhouse for Sale in Capannori

### € 1.200.000 negotiable

### Ref. A562



**1.350 sq.m | Bathrooms: 4 | Bedrooms: 8 | Rooms: 12**

An 18th century villa with outbuildings in 5,5 hectares of land, partly garden, partly olive groves and vineyard in Doc zone to be replanted.

Located on the famous 'Strada del Vino' one of the most well known wine producing areas of Lucca which lies not far away. This Villa stands at the end of a romantic olive-lined drive guarded by two ancient Cypress trees.

This classical Lucchese villa boasts original details such as an olive press in one of the wine cellars and 2 beautiful exterior stone staircases leading to the first floor drawing room. The rooms are spacious and most have original 1930s decorative tiled floors. Standing over 2 floors plus a large loft and measuring c. 650 sq.m. The villa comprises kitchen, separate dining room, living room with fireplace, study with fireplace, 2 large cellars and independent 1 bed apartment on the ground floor. The first floor offers 7 double bedrooms and 4 bathrooms. At a distance from the villa and with an independent entrance stand a group of agricultural buildings. In need of restoration, they measure c. 700 sq.m in total. Both the villa and outbuildings share exceptional views, the walled city of Lucca can be seen in the distance. The grounds of the villa are well tended and offer a swimming pool, a boule court and spacious covered barbeque area for alfresco dining.

### Certification

**Energy Certificate: G**

**IPE: 523.334 kwh/□**

## Property Informations

**Address:** Capannori, Lucca

**Postal code:** 55012

**Bedrooms:** 8

**Bathrooms:** 4

**Rooms:** 12

**State of maintenance:** Good

**Floor:** Building

**Total of floors:** 2

**independent heating:** independent

**Car park:** Uncovered

**Age:** 1700

**Kitchen:** Large kitchen

## Features

Rural

Land: 55000 □

Stabling

Vineyard

Swimming pool

Secondary accom

Outbuildings





**Serimm srl**

Via Alfredo Catalani 22 - Lucca (LU) - Phone number +39 0583 494 326  
 info@serimm.net - <https://www.serimmrealestate.com/en>  
 VAT 02388980464











