

## Farmhouse for Sale in Lucca San Macario in Monte Price On Application Ref. 161



**280 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9**

This ancient property, for sale in Tuscany, lies in the hills just 20 minutes from Lucca. It enjoys unique and completely unspoiled panoramic views towards Lucca, Pisa (on clear days the leaning tower is visible) and Livorno.

Situated in a sought after area of 100 hectares where hunting is forbidden. The house is accompanied by c. 11 Ha of land on which there are c. 1000 olive trees in an abandoned state. It has been partially renovated and measures c. 280 sq.m but could be enlarged. Original features and materials have been preserved.

Lower ground floor: 2 utility/laundry rooms with heating and electricity, further room used for storage. Ground floor: ample living room, kitchen with open fireplace and access to external terrace for al fresco dining, 40 sq.m panoramic covered terrace overlooking the views. First floor: large bedroom with sloping roof on one side and exposed beams, 2 further double bedrooms, 2 bathrooms, one with bath, one with shower. Annex 1: a stone barn of c. 30 sq.m which could provide further accommodation (permissions pending). Annex 2: An original external bread oven.

### Certification

**Energy Certificate: G**

**IPE: 351.94 kwh/□**

## Property Informations

**Address:** san macario in monte

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 9

**State of maintenance:** Restored

**Garden:** Private

**Kitchen:** Large kitchen

## Features

Terrace

Period

Restored

Possibility to extend

Rural

Land: 11300 □

Outbuildings

Utility Rooms











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