

## Villa for Sale in Lucca

### € 3.200.000

### Ref. A639



### 500 sq.m | Bathrooms: 9 | Bedrooms: 9 | Rooms: 13

Beautiful Villa for sale on a small hillside, with wonderful views of the surrounding hills, just 10 minutes from the historic center of Lucca.

This historic villa of approximately 500 square meters on three levels, comprises, on the ground floor entrance hall, spacious living room with large bookcase, dining room with fireplace, study with wardrobes and serving hatch, large eat-in kitchen, laundry room and bathroom; on the first floor, also accessible from the external gray stone staircase, large living room, double bedroom with en suite bathroom and walk-in closet, living room, double bedroom with en suite bathroom with whirlpool tub, walk-in closet, balcony and direct access to the garden. On the second floor, with independent entrance, there is a kitchen with fireplace, living room with fireplace, large bedroom with en suite bathroom, as well as three other double bedrooms, a bathroom and a storage closet.

The property also includes a lemon house of approximately 120 square meters on two floors with a large cellar, two double bedrooms and a bathroom; an apartment of approximately 60 square meters, for the caretaker, with a living room with kitchen, a bedroom and a bathroom; an agricultural outbuilding of approximately 70 square meters, a garage, currently used as a gym and a private chapel.

The land is approximately 3 hectares, and is cultivated partly with olive groves with about 750 plants, partly with fruit trees and, worthy of note, with the manicured garden enriched by the beautiful pergola with brick columns, with relaxation areas, and possibility of romantic al fresco lunches and dinners, with wonderful views of the rolling countryside that surrounds it.

Also in the garden, not far from the Villa, is the swimming pool, with an additional relaxation area and pergola equipped for lunches and dinners.

## Property Informations

<b>Address:</b> Lucca	<b>Postal code:</b> 55100
<b>Bedrooms:</b> 9	<b>Bathrooms:</b> 9
<b>Rooms:</b> 13	<b>Floor:</b> Building
<b>independent heating:</b> independent	<b>Car park:</b> Uncovered
<b>Age:</b> 1650	<b>Garden:</b> Private
<b>Kitchen:</b> Large kitchen	

## Features

Period	Restored	Village
Rural	Land: 30000 $\square$	Swimming pool
Secondary accom	Outbuildings	Utility Rooms















