Serimm srl
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# Villa for Sale in Pescaglia
# San Martino in Freddana
# Price On Application
## Ref. 101



### 400 sq.m | Bathrooms: 7 | Bedrooms: 7 | Rooms: 16

A short distance from Lucca, comprising a villa with separate guest accommodation - both restored using local materials. Set in a peaceful, rural position with 360° views, the villa and adjacent farmhouse are set in beautiful gardens and grounds complete with an olive grove and fruit trees.

Restored using traditional materials, the villa, measuring about 300 sq m, is laid out over three floors.

The ground floor comprises of a kitchen and dining room leading to a covered terrace, a bedroom with access to a private terrace, a bathroom and a laundry/utility room/garage.

Located on the first floor are the main entrance hall, main reception room, a study, a cloakroom and separate WC. On the second floor are 3 double bedrooms each with en suite bathrooms.

The farmhouse measures circa 110 sq m over 2 floors and has kitchen/dining/sitting room, 3 double bedrooms and 3 bathrooms. The villa and farmhouse (about 20 m apart) are set in 4 hectares of land including chestnut woods and a productive olive grove.

The houses share the solar heated infinity pool with beautiful views and a shaded gazebo.

A storage shed and pizza oven are close by. The property has mains water but benefits from a private artesian well for irrigation and pool. The property also has a generator.

## Certification

**Energy Certificate**: G

**IPE**: 233.61 kwh/

## Property Informations

**Bedrooms**: 7

**Bathrooms**: 7

**Rooms**: 16

**State of maintenance**: Prestine

**Actual state**: Free

**Garden**: Private

**Kitchen**: Large kitchen

## Features

| | | |
|---|---|---|
| Period | Restored | Rural |
| Land: 40000 | Swimming pool | Secondary accom |
| Outbuildings | Utility Rooms | |

















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