

## Villa for Sale to Lucca Area: Ponte a Moriano



**620 square meters | Bathrooms: 7 | Bedrooms: 12 | Rooms: 30**

Ponte a Moriano, Lucca, along the main road, Easy Casa sells EXCLUSIVELY a beautiful building from the early 1900s with three floors, Excellent solution for hospitality use, HOTEL or BED & BREAKFAST but also as a single-family VILLA suitable for a large family. free on four sides, consisting of three apartments, each has a kitchen and 2 bathrooms on the floor. Large CELLAR, below the building in good condition.

with approximately 450 m2 of courtyard that can be used partly for PARKING SPACES and partly as a GARDEN.

The main building is divided as follows:

GROUND FLOOR: entrance, kitchen, lounge, 2 bedrooms, dressing room, 2 bathrooms, two hallways.

FIRST FLOOR: large living room, kitchen, dining room, 4 bedrooms, 2 bathrooms, three hallways.

SECOND FLOOR: large living room, kitchen, two hallways, balcony, 2 bathrooms, wardrobe room, closet, 3 bedrooms.

Accompanying this is another small, completely renovated rural building, raised on two floors, consisting of a cellar, lemon house and woodshed, storage room on the ground floor and a large attic room for a bookcase and storage room on the first floor.

The property is spread over approximately 145 m2 per floor for a total of 435 m2 and approximately 75 m2. the annex on two levels for a total of 150 m2.

The entire complex is in EXCELLENT MAINTENANCE CONDITIONS

### Certifications

Energy Class:

## Property details

<b>Code:</b> 1083	<b>Reason:</b> Sale
<b>Type:</b> Villa	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Lucca
<b>Area:</b> Ponte a Moriano	<b>Price:</b> € 790.000 negotiable
<b>Total Square Meters:</b> 620 square meters	<b>Bedrooms:</b> 12
<b>Bathrooms:</b> 7	<b>Rooms:</b> 30
<b>State of Preservation:</b> Excellent	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 4	<b>Heating:</b> Heating
<b>Age Construction:</b> 1900	<b>Current Status:</b> free at the
<b>Available:</b> Yes	<b>Balconies:</b> Present, 3 square meters
<b>Garden:</b> Private, 450 square meters	<b>Kitchen:</b> Regular Kitchen

## Features

Terrace	Porch	ADSL Coverage
Cellar	Fireplace	Shutters

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			































