

## for Sale to Capannori Area: Valgiano



### **550 square meters | Bathrooms: 8 | Bedrooms: 13 | Rooms: 17**

Hills North-East of Lucca, Easy Casa sells a beautiful farmhouse divided into 4 houses, which make up a small village with an amazing view, where the Tuscan taste has been preserved, with beamed ceilings, a beautiful stone facade and terracotta floors.

The land owned is approximately 35,000 m<sup>2</sup>, part of which surrounds the property, while the remaining part, not adjacent, is terraced and used as an olive grove.

There is also a swimming pool in the beautiful panoramic garden.

Composition:

FIRST HOUSE: ground floor entrance, hallway, bathroom, kitchenette, first floor three bedrooms, a bathroom.

SECOND HOUSE: ground floor kitchen, dining room and living room, on the first floor three rooms, a bathroom.

THIRD HOUSE: large living area, two bedrooms with bathroom, lower floor two rooms, a bathroom.

FOURTH HOUSE: detached from the others, it still overlooks the garden and consists of a living area with two rooms on the ground floor and a sleeping area on the first floor with a bedroom and a bathroom.

The maintenance conditions are basic but good, the properties are currently all inhabited. All utilities are connected and the systems are fully functional. Pellet heating system as well as wood stoves.

The heating systems in the 2 main homes were completely redone in 2019, including plumbing systems.

Excellent location, just 8 km from the walls of Lucca, easily reachable by car and close to restaurants and food shops as well as supermarkets.

### **Certifications**

**Energy Class:**  
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## Property details

**Code:** 1178**Reason:** Sale**Type:****Region:** Toscana**Province:** Lucca**Municipality:** Capannori**Area:** Valgiano**Price:** € 1.290.000**Total Square Meters:** 550 square meters**Bedrooms:** 13**Bathrooms:** 8**Rooms:** 17**State of Preservation:** Good**Level:** Ground Floor**Total Floor:** 3**Heating:** Heating**Parking:** Uncovered Parking**Age Construction:** 1700**Current Status:** free at the**Available:** Yes**Terrace:** Present**Garden:** Private**Kitchen:** Regular Kitchen  
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## Features

Terrace

Tv Antenna: Autonomous

ADSL Coverage

Cellar  
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## Nearby

Bike Lanes

Shopping Centers  
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