

## Villa for Sale to Lucca Area: Fagnano



**800 square meters | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

Easy Casa sells beautiful historic villa with park and outbuilding.

This splendid villa for sale is located on the outskirts of Lucca, one of the most beautiful and history-rich cities in Tuscany.

Its location offers both the tranquility of the countryside and the convenience of the services of the city, which can be reached in a few minutes by car. Built way back in 1900, this property consisting of two buildings offers timeless charm thanks to its original architectural details. .

The villa dates back to the early 1900s. It stands on 3 levels in addition to the wine cellar.

It consists of: 2 lounges, 1 on the raised ground floor and one on the first floor, 4 bedrooms, 4 bathrooms, kitchen, dining room, study, tavern, cellar.

The annex or dependance is divided into 3 apartments of 70 m<sup>2</sup>, each perfectly renovated.

The villa is surrounded by a GARDEN (park and land) of a total of 7,000 m2.

Furnished and renovated with taste and attention to detail, maintaining an elegant and refined style. With a total of 3 floors, the villa offers large spaces and a rational distribution of the rooms.

Furthermore, the property also includes a private garage and an outdoor parking space to comfortably accommodate multiple vehicles. In summary, this villa represents a unique opportunity to purchase a historic property, in a strategic location and with all modern comforts.

Ideal for those looking for an oasis of peace, but who don't want to give up proximity to the city's services and attractions.

We would like to point out that to protect the privacy of the owners, the address published in the advertisement does not correspond to the exact geolocation of the property in question. We therefore ask you, if interested, to contact us by telephone at no. +39 340 5839640 for more information.

## Property details

<b>Code:</b> 1187	<b>Reason:</b> Sale
<b>Type:</b> Villa	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Lucca
<b>Area:</b> Fagnano	<b>Price:</b> € 1.350.000 negotiable
<b>Total Square Meters:</b> 800 square meters	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 3	<b>Rooms:</b> 10
<b>State of Preservation:</b> Good	<b>Level:</b> 3
<b>Total Floor:</b> 3	<b>Heating:</b> Heating
<b>Age Construction:</b> 1900	<b>Current Status:</b> free at the
<b>Available:</b> Yes	<b>Terrace:</b> Present
<b>Garden:</b> Private, 7.000 square meters	<b>Kitchen:</b> Regular Kitchen

















