

## for Sale to Lucca Area: Farneta



**350 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 9**

Hills of Lucca, not far from Farneta Easy Casa sells this beautiful semi-detached rustic house located in a charming village, about 10 km from the historic center of Lucca and 15 km from Viareggio.

Built way back in 1700, the building is in excellent condition and is free to deed, ready to be inhabited.

It is spread over two levels, for a total of 300 square meters, and offers enough space for a large family or for those who wish to have large spaces available.

#### DESCRIPTION:

Consisting of 2 apartments with independent entrances finely furnished with antique Tuscan style furniture.

Entrance also private driveway and large garage.

Ground floor: tavern consisting of a large room with bar area, fireplace, barbecue and wood-burning oven, kitchen overlooking the garden, single bedroom and bathroom.

First floor with access from an external stone staircase as well as internal connection, to a room of approximately 50m2. with fireplace from the 1700s, large solid walnut staircase to the upper floor, large typical Tuscan kitchen, dining room. Second floor: four bedrooms and two bathrooms. Garden, laundry, garage, cellar, technical plant room.

Oil heating, aqueduct and working rainwater tank.

The property is also spread over surrounding land of approximately 1500 square metres, ideal for those who love nature and wish to enjoy outdoor spaces.

Furthermore, it is possible to comfortably park multiple cars inside the property. The atmosphere in this house is typical of Tuscan rustic houses, with exposed beams, terracotta floors and stone finishes.

Thanks to its strategic position, it offers the tranquility of the countryside but at the same time the convenience of easily reaching the city centre. In summary, this rustic house for sale in Lucca, in the Farneta area, is a true oasis of peace and relaxation, perfect for those who want a house with an ancient flavor but with all modern comforts.

Do not hesitate to contact the real estate agency to arrange a visit and discover all its potential in person.

## Property details

<b>Code:</b> 1209	<b>Reason:</b> Sale
<b>Type:</b>	<b>Region:</b> Toscana
<b>Province:</b> Lucca	<b>Municipality:</b> Lucca
<b>Area:</b> Farneta	<b>Price:</b> € 450.000 negotiable
<b>Total Square Meters:</b> 350 square meters	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 3	<b>Rooms:</b> 9
<b>State of Preservation:</b> Excellent	<b>Level:</b> On two-levels
<b>Total Floor:</b> 3	<b>Heating:</b> Heating
<b>Parking:</b> Uncovered Parking	<b>Age Construction:</b> 1700
<b>Current Status:</b> free at the	<b>Available:</b> Yes
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Double



















