

Villa for Sale to Montecarlo Area: San Giuseppe



403 square meters | Bathrooms: 3 | Bedrooms: 5 | Rooms: 13

Montecarlo-Lucca - Manor House

Easy casa sells beautiful and elegant detached Villa, historical period before 1900, located in Montecarlo- Lucca □ semi-hilly area - on two floors, plus attic; most of the original materials have been maintained and particular traditional characteristics are visible.

COMPOSITION:

From the main entrance you enter the ground floor consisting of a habitable corridor from which you access the kitchen, the living room, the storage room with bathroom and two other spacious rooms with additional bathroom and another external entrance. The rooms are very spacious and bright, the ceilings are very high with beams and terracotta, the kitchen has a large antique fireplace with terracotta and wood materials. From the kitchen you access the back of the garden; the ground floor has three entrances two bathrooms.

From the corridor, via stone stairs, you reach the mezzanine floor, where there is an access to the outside with an external hallway used as a boiler room and stairs with access to the garden.

Going up the stone stairs, we find the first floor consisting of a large living room with terrace, three double bedrooms, one of which is completely soundproofed and a bathroom.

From the first floor you can access the attic via stone stairs.

The floors are in terracotta and grit. The stairs are in " pietra Serena", the internal doors are original from 1800.

The house can be divided into three apartments: two apartments on the ground floor, with independent entrances and bathrooms, and a large apartment on the upper floor which can be accessed via the external staircase and also has a bathroom.

The property is complete with a garden, completely fenced on four sides, with exclusive details including a well, a large garage with an adjoining shed renovated with original materials, and an additional room used as an external kitchen, with period features and a stone sink.

The property is immediately habitable, although it may require some improvements; the property is approximately 400 sq m, with 700 sq m of fenced garden.

It is served by municipal water supply and heating with radiators powered by methane gas from the public network. The septic tank must be connected to the municipal sewer system that passes immediately outside the house in Via San Giuseppe. The connection costs have already been paid at the time.

Usable surfaces:

usable surface area ground floor + 1st floor = 190 m²

usable attic surface area = 108 m²

garage surface area and outdoor kitchen with storage rooms 37 m².

Total sqm. 335

Gross surfaces:

pt+1st floor = 240 sq m

attic = 120 sqm

garage and accessories = 43 sq m

total 403 sq m

Garden 698 sq m

Property details

Code: 1251	Reason: Sale
Type: Villa	Region: Toscana
Province: Lucca	Municipality: Montecarlo
Area: San Giuseppe	Price: € 620.000
Total Square Meters: 403 square meters	Bedrooms: 5
Bathrooms: 3	Rooms: 13
State of Preservation: Excellent	Level: Ground Floor
Total Floor: 2	Heating: Heating
Parking: Carport	Age Construction: 1800
Current Status: free at the	Available: Yes
Terrace: Present	Garden: Private, 698 square meters
Kitchen: Regular Kitchen	Box: Single

Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Fireplace	Shower	Wooden Window Frames
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			











