



**Villa for sale in Lucca
Ponte a Moriano
€ 470.000
Ref. CBI129-1788-129928**



400 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 14

Single villa of about 250 square meters immersed in a luxuriant garden with centuries-old trees in Ponte a Moriano. The villa is located a few steps from the main pizza and basic necessities but nevertheless in a very quiet position in a residential area. The house is divided into 2 autonomous units between the first and second floors with independent entrances.

Ground floor: 3 bedrooms, 2 bathrooms, kitchen, large living room, garden, large porch.

First floor: 3 bedrooms, 2 bathrooms, kitchen, large living room, dining room, terraces, garden and also a very large and semi-usable attic/attic accessible from the kitchen area via a comfortable staircase.

The house on the first floor has been modernized over the years and features fine finishes such as marble and parquet, while the house on the ground floor could require some interventions even if it is immediately habitable.

The property includes a large garden of over 1000m with garage with two separate boxes.

Ideal property for two families and for a family with a view to bringing together the apartments in a single housing solution.

For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity



Certification

Energy Class: G

EPglnr: 158.02 kwh/□

Features

Property ID: CBI129-1788-129928

Contract: Sale

Categoria: Villa

Address: VIA NAZIONALE, 1300

Zip Code: 55100

Municipality: Lucca

Zona: Ponte a Moriano

Total sqm: 400 sq.m.

Bedrooms: 6

Bathrooms: 4

Rooms: 14

Internal condition: Good

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1960

Current Status: Available after the deed of sale

Balconies: Present

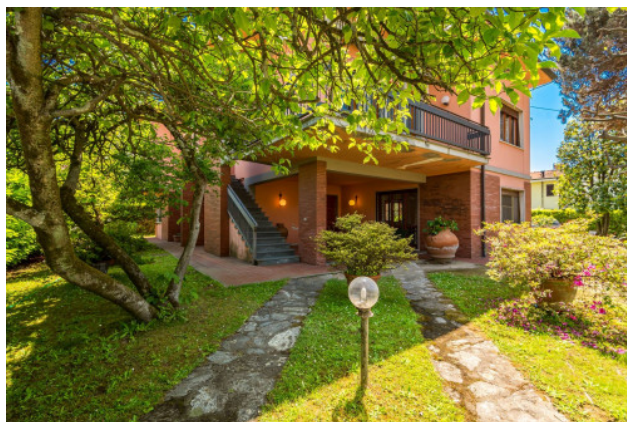
Terrace: Present

Garden: Private

Sea distance: 25.000 meter

Kitchen: Regular Kitchen

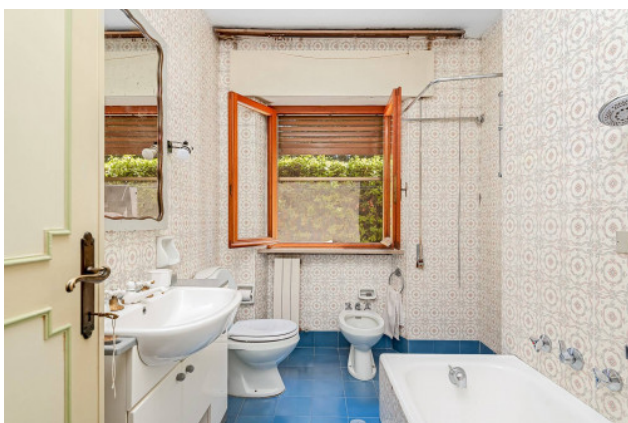
Garage: for two cars, 32 sq.m.

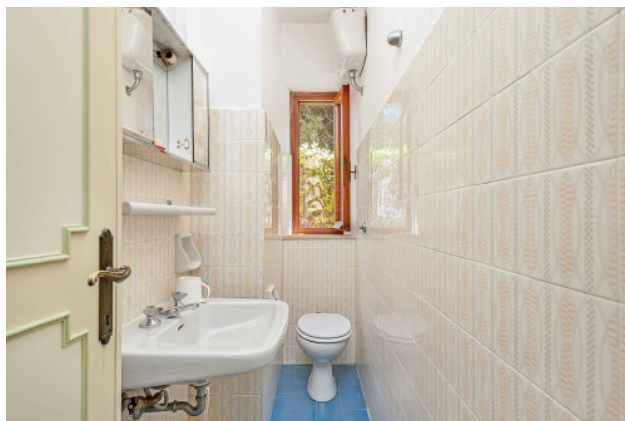




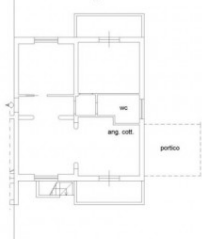








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