



# **Villa for sale in Lucca**

## **La Cappella**

### **€ 690.000**

### **Ref. CBI129-1788-129953**



**966 sq.m. | Bathrooms: 10 | Bedrooms: 14 | Rooms: 30**

Immersed in the green hills of Lucca in Quaranta, in the splendid hamlet of Cappella, we offer an exclusive real estate complex consisting of two main stone buildings, with wooden ceilings with beams and joists with three small artifacts including an old oven, as well as appurtenant land and courtyard of approximately 4,000 m2 arranged on three sides of the two buildings, complete with a swimming pool of approximately 12 x 6 m.

The property would be perfect for those who want to start an accommodation business with a swimming pool, thanks to the efficient subdivision of the spaces consisting of bedrooms, bathroom and kitchen, which has already been done and thanks to the presence of areas ready to be used as common spaces.

The largest building, free on three sides, rises mostly to four floors including the basement and the attic and partly to three floors. Currently this building is divided into eight land registry units, 7 of which are residential and one used as a cellar, for a total commercial area of approximately 830 m2. The building has three entrances, one of which on the ground floor from the exclusive rear courtyard and two from the front courtyard (court).



The smaller building located in front of the main building, rises on two levels, divided into two real estate units used as storage rooms with a total commercial area of about 260 square meters, to be completely restored.

The complex is located in a quiet area with a panoramic view over the plain of Lucca. Excellent investment as a private home for large families, bed and breakfast or condominium with apartments and swimming pool in one of the most beautiful areas of Lucca.

The city center of Lucca is located about 10 km away and the sea of Versilia can be reached in about half an hour by car.

\*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 : 272.3 kwh/□

## Features

Property ID: CBI129-1788-129953	Contract: Sale
Categoria: Villa	Address: via di Montecatino, 1
Zip Code: 55100	Municipality: Lucca
Zona: La Cappella	Total sqm: 966 sq.m.
Bedrooms: 14	Bathrooms: 10
Rooms: 30	Internal condition: Good
Floor: Buildings	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1800	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 4.000 sq.m.
Kitchen: Regular Kitchen	















