



Villa for sale in Lucca Gattaiola € 450.000 Ref. CBI129-1788-130187



229 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

In the western area of Lucca we present a single villa with private garden and private parking space. The property, on three levels, has been completely renovated (works completed mid-2022). You enter the first ground floor in the large entrance hall where we find a large open kitchen with access to the garden and dining room connected in an open space, living room with access to the outside, large bathroom with shower, laundry room and technical room under the stairs. On the first floor we find four large bedrooms, three of which are designed for the installation of an air conditioner, and a bathroom with shower. The second attic floor is composed of two habitable side areas and a room for access to the roof.

Externally facing the garden there is an ideal space to place a dining area communicating with the kitchen and living room via the French windows.

The heating is autonomous with an electrical system consisting of solar panels, electric boiler, heat pump and storage battery. The property is designed to accommodate a gas-fired boiler (attic) and a fireplace (living room). The garden is located behind the building and faces west. Parking spaces, one of which is owned and others in front of the property in the courtyard area. The property, located in a quiet area, is only 3km from the historic center of Lucca and is well served by public transport services. The address indicated does not correspond to the exact location of the property.

For privacy reasons the address in the form is indicative and the property is still located in the immediate vicinity



Certification

Energy Class: C

EPglnr: 72.27 kwh/□

Features

Property ID: CBI129-1788-130187

Contract: Sale

Categoria: Villa

Address: via del garbini, 50

Zip Code: 55100

Municipality: Lucca

Zona: Gattaiola

Total sqm: 229 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 8

Internal condition: Restored

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 19

Current Status: Available after the deed of sale

Garden: Private, 290 sq.m.

Sea distance: 25.000 meter

Kitchen: Exposed Kitchen







