



## Directional building for sale in Lucca

**Arancio**

**€ 265.000**

**Ref. CBI129-1788-130213**



**266 sq.m. | Bathrooms: 5 | Rooms: 11**

In a privileged position, a short distance from the center of Lucca and well served by public transport, there is an interesting real estate complex with excellent visibility, easily accessible both by car and public transport. Just 800 meters from Porta Elisa and the imposing city walls, this property represents a unique opportunity.

The complex is composed of the following elements:

Shop with street-facing window of 41 m<sup>2</sup> Shop with street-facing window of 36 m<sup>2</sup> Office on the first floor of 86 m<sup>2</sup> Office on the first floor of 71 m<sup>2</sup> Office on the first floor of 32 m<sup>2</sup> Warehouse/warehouse of 122 m<sup>2</sup> Private courtyard with garden, offering the possibility of creating a private car park of approximately 300 m<sup>2</sup>. This broad spectrum of commercial and office spaces offers multiple opportunities for commercial activities, professional offices or real estate investments.

The property is offered for sale with an exclusive assignment, guaranteeing a dedicated service. For further details, visits and insights, do not hesitate to contact us. Such a strategic opportunity deserves your attention.

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



## Certification

**Energy Class:** Not applicable

## Features

Property ID: CBI129-1788-130213

Contract: Sale

Categoria: Directional building

Address: Via Castruccio Castracani, 546

Zip Code: 55100

Municipality: Lucca

Zona: Arancio

Total sqm: 266 sq.m.

Bathrooms: 5

Rooms: 11

Internal condition: Good

Number of shop windows: 2

Independent heating: Heating











