



## **Apartment for sale in Lucca**

### **Centro storico**

### **€ 3.200.000**

### **Ref. CBI129-1110-RMAT56**



**510 sq.m. | Bathrooms: 7 | Bedrooms: 4 | Rooms: 20**

Perfectly renovated historic apartment, with lift and parking space, located on the first "noble" floor of a historic building, dating back to 1500 (16th century) which presents all the canons of the noble palaces of Lucca, located in the center of the city of Lucca just a stone's throw away from the very famous Piazza Anfiteatro, with valuable internal and external elements, such as the loggia and the stairs of the condominium areas.

The apartment was owned by the most important and noble families, who resided in Lucca since the early 1600s and today is subject to historical and artistic restrictions by the Ministry for Cultural Heritage and Activities.

The apartment of approximately 500 m2, which is accessed via a shared staircase and elevator, is characterized by a painted coffered ceiling in the main living room, by ceilings and walls decorated with stucco, boiserie and damask fabric coverings in other rooms, the all dating back to 1600 (17th century). The property has just been perfectly renovated and the electrical, plumbing and air conditioning systems have been modernized with today's technology. The lift from the ground floor goes directly into the apartment.

The apartment is composed, in the living area, of the entrance hall with majestic fireplace, dining room decorated with stucco, living room with painted coffered ceiling and wooden mezzanine, living room with walls covered in damask fabric and two service bathrooms. The eat-in kitchen with balcony is accessed via a hallway.



We also find three large bedrooms, all with attached bathrooms and a service room, with its own bathroom. There is another large bedroom, again with attached bathroom, on the mezzanine, which is located between the ground floor and the first floor, connected to the apartment by internal stairs and also directly accessible from the condominium stairs.  
Furthermore, we find a comfortable room used as a laundry room and three rooms used as a storage room.

On the ground floor there is a corridor for the exclusive use of the apartment, with a storage room under the stairs, which connects the entrance loggia and the internal courtyard, which can also be accessed by a driveway door. In the courtyard we then find the boiler-technical room, again for exclusive use and a parking space, and accessible from the outside by means of a right of way onto the internal courtyard, finished with gravel.

\*\*\*The asking price of the property includes all furniture, furnishings, valuable paintings and curtains\*\*\*\*\*

\*For privacy reasons, the address on the card is indicative. However, the property is located in the immediate vicinity\*

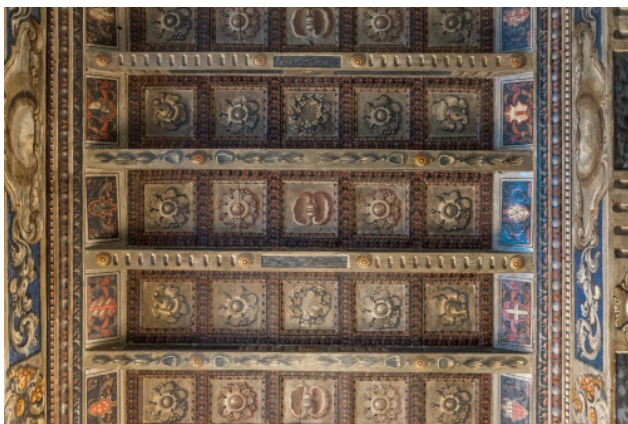
## Certification

**Energy Class:** F : 92.63 kwh/□

## Features

Property ID: CBI129-1110-RMAT56	Contract: Sale
Categoria: Apartment	Address: Via del Portico, 10
Zip Code: 55100	Municipality: Lucca
Zona: Centro storico	Total sqm: 510 sq.m.
Bedrooms: 4	Bathrooms: 7
Rooms: 20	Internal condition: Restored
Floor: 2	Total floors: 3
Independent heating: Heating	Current Status: Available after the deed of sale
Balconies: Present	Kitchen: Regular Kitchen

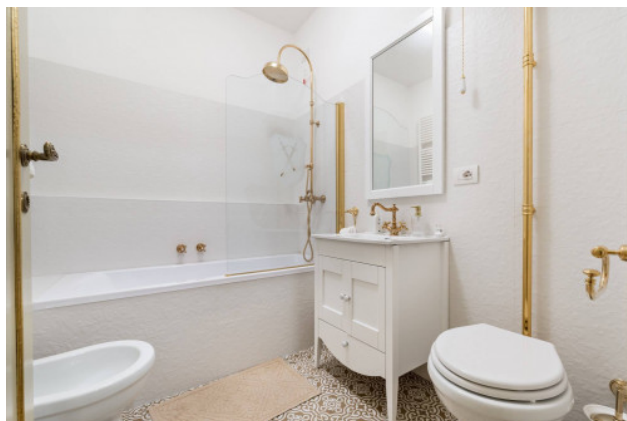
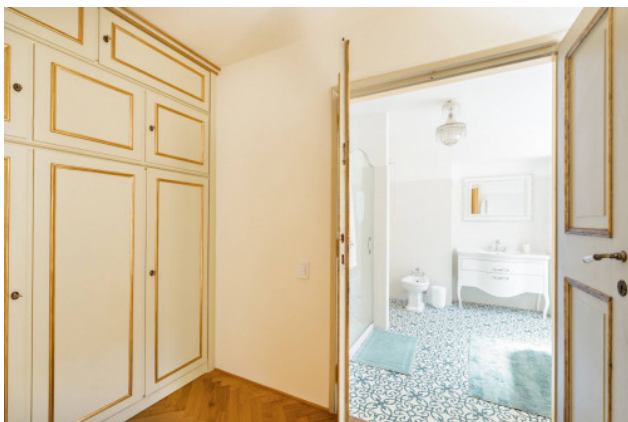




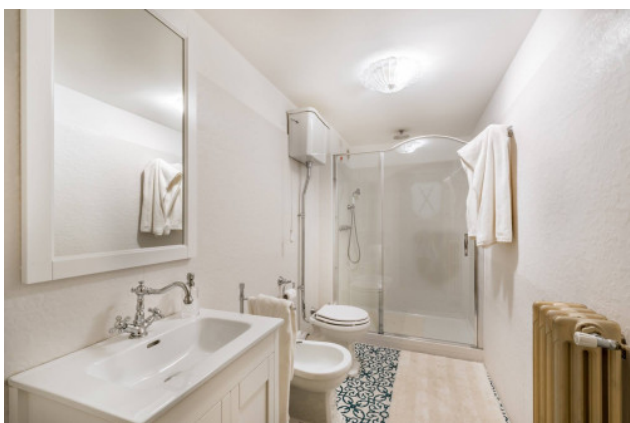




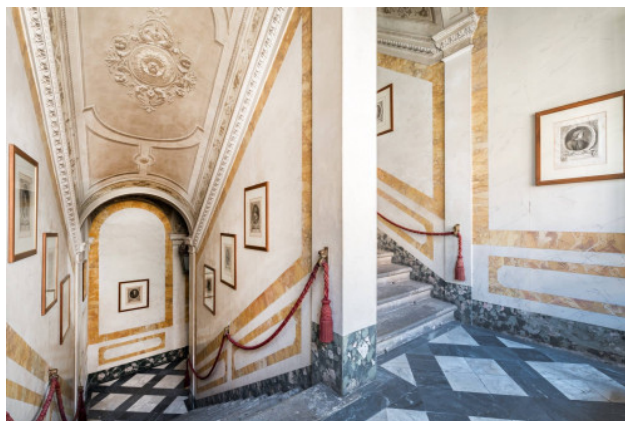


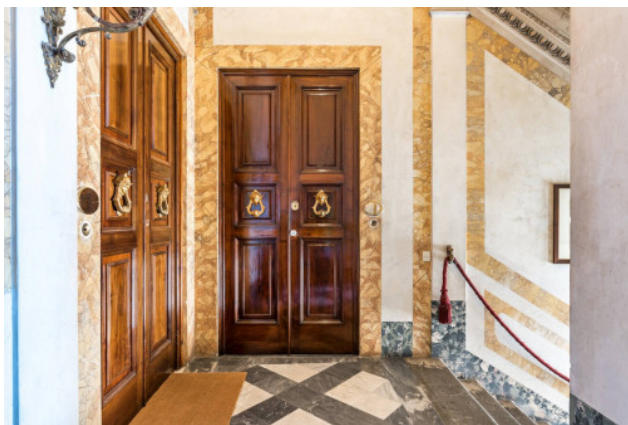












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