



**Villa for sale in Lucca
San Macario in Piano
€ 648.000
Ref. CBI082-1110-129663**



490 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 30

INCOME property: RENTED with a 3+2 contract expiring in November 2024.

The property is immersed in the verdant countryside on the outskirts of the historic city of Lucca, in the locality of San Macario in Piano.

The villa is spread over three levels with a total internal surface area of approximately 400 m² of living space, plus approximately 90 m² of loggias and terraces, surrounded by a large 2000 m² garden and a bio-designed swimming pool, which resembles a natural lake. All the views of the property are extremely panoramic on the green of the surrounding hills.

On the ground floor there is a large kitchen with fireplace, living room with fireplace, three large bedrooms, three bathrooms, large veranda with window, technical room and various hallways.

On the first floor there are three large bedrooms all with private bathrooms, lounge, corridors and terraces. The floor is also accessed by an external stone staircase.

On the second floor attic and very bright, we find a large living room with kitchenette, fireplace, a bedroom with bathroom and the attic.



The property is completed and embellished by the solar thermal system (hot water), the photovoltaic system which develops a power of 5.5 kw and the new 35kw Viessmann condensing boiler with 500 liter thermal cell receiving energy from natural gas. from solar thermal, photovoltaic and thermo fireplace.

Each floor is equipped with an independent electrical panel and the possibility of excluding the heating and alarm system. The property is also ideal for division into two independent units.

The property is located 20 km from Viareggio, 25 km from Pisa, 38 km from Forte Dei Marmi and Florence 81 km. The highway is only 5 km away from the villa and there is also a train station 7 km away. In the village there are shops and small grocery stores, where you can find fresh and genuine products.

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

Certification

Energy Class: G : 186.7 kwh/□

Features

Property ID: CBI082-1110-129663	Contract: Sale
Categoria: Villa	Address: Via Per Corte Pò
Zip Code: 55100	Municipality: Lucca
Zona: San Macario in Piano	Total sqm: 490 sq.m.
Bedrooms: 7	Bathrooms: 7
Rooms: 30	Internal condition: Good
Floor: Buildings	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 2.000 sq.m.	Kitchen: Regular Kitchen













