

# Villa a Lucca Ponte a Moriano

**€ 790.000 negotiable**  
**Ref. 1083**



**620 sq.m | Bathrooms: 7 | Bedrooms: 12 | Rooms: 30**

Ponte a Moriano, Lucca, along the main road, Easy Casa sells EXCLUSIVELY a beautiful building from the early 1900s with three floors, Excellent solution for hospitality use, HOTEL or BED & BREAKFAST but also as a single-family VILLA suitable for a large family. free on four sides, consisting of three apartments, each has a kitchen and 2 bathrooms on the floor. Large CELLAR, below the building in good condition.

with approximately 450 m2 of courtyard that can be used partly for PARKING SPACES and partly as a GARDEN.

The main building is divided as follows:

GROUND FLOOR: entrance, kitchen, lounge, 2 bedrooms, dressing room, 2 bathrooms, two hallways.

FIRST FLOOR: large living room, kitchen, dining room, 4 bedrooms, 2 bathrooms, three hallways.

SECOND FLOOR: large living room, kitchen, two hallways, balcony, 2 bathrooms, wardrobe room, closet, 3 bedrooms.

Accompanying this is another small, completely renovated rural building, raised on two floors, consisting of a cellar, lemon house and woodshed, storage room on the ground floor and a large attic room for a bookcase and storage room on the first floor.

The property is spread over approximately 145 m2 per floor for a total of 435 m2 and approximately 75 m2. the annex on two levels for a total of 150 m2.

The entire complex is in EXCELLENT MAINTENANCE CONDITIONS

## Certification

**Energy Class:** G

## Property Informations

**Address:** via nazionale, 700

**Bedrooms:** 12

**Bathrooms:** 7

**Rooms:** 30

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 4

**Heating:** Heating

**Age Construction:** 1900

**Current Status:** free at the

**Balconies:** Present, 3 sq.m

**Garden:** Private, 450 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace

Porch

ADSL Coverage

Cellar

Fireplace

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices















