

## countryhouse a Lucca Selvareggio

**€ 480.000 negotiable**  
**Ref. 1354**



**380 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9**

Renovated 4 bedroom villa with 17 hectares of land  
Municipality of Lucca - West Area - Selvareggio area - Hilly position, isolated but easily accessible from the main road and with a view of the surrounding hills - Easy CASA is selling an EXCLUSIVELY beautiful RENOVATED FARMHOUSE ready to move into.

The property is surrounded by 17 hectares of private LAND, partly flat, partly wooded and partly orchard-arable.

#### COMPOSITION:

The property is accessed through a private gate via a flat, unpaved road leading to the house. The ground floor comprises a small loggia with an iron gate leading to the main entrance. This entrance comprises a kitchen with a fireplace, a dining room or bedroom, a bathroom with a bathtub, a double living room, a secondary entrance at the rear, and a staircase leading to the first floor. The first floor comprises a large hallway used as a walk-in closet, a bedroom with access to a large 40-square-meter panoramic terrace, another bedroom, a double bedroom with a terrace and ensuite bathroom, and another bathroom serving the first two bedrooms. The bathroom is divided into two rooms, one with a sink, shower, and furnishings, and the other with a washing machine, toilet, bidet, and sink. On the north side, below ground level, a small flight of steps leads down to the boiler room, accessible only from the outside.

**FURTHER DETAILS:**

The building boasts excellent finishes, with all wooden window frames and aluminum shutters, mosquito nets, and iron grilles. The interior doors are solid wood, and the front door is armored. The floors are tiled in a herringbone pattern, including on the terrace. The bathrooms feature ceramic tiles in various shades. The master bedroom features a floor and wall covering entirely in black marble slabs. The heating system is independent, powered by LPG with aluminum radiators. Air conditioning is also included. The staircase is constructed entirely of Cardoso stone with a wrought iron handrail. The floors are made of wooden beams and terracotta bricks, recently treated. The location is strategic: it boasts an extensive and interesting network of historical and naturalistic itineraries, including within the Migliarino S. Rossore Massaciucoli Natural Park. Its geographical position makes it easily accessible from cities such as Pisa, Viareggio, Lucca, and Florence, and it is only 15 km from the sea. The road system is excellent. The nearby town is well served by public transport to the surrounding towns and by the main ancillary services, such as shops and restaurants.

Available immediately and ready to move into! Excellent investment for tourist rentals.

**Property Informations****Address:** VIA DI FILETTOLE**Bedrooms:** 4**Bathrooms:** 3**Rooms:** 9**State of Preservation:** Excellent**Level:** On two-levels**Heating:** Heating**Parking:** Uncovered Parking**Age Construction:** 2000**Current Status:** free at the**Terrace:** Present, 40 sq.m**Sea Distance:** 15.000 meter**Kitchen:** Regular Kitchen**Features**

Terrace: 40 □

Tv Antenna: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Shower

Wooden Window Frames

**Nearby**

Elementary Schools

Cafe











