

## **Apartment a Lucca BORGO GIANNOTTI € 455.000 negotiable Ref. 1364**



**190 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

For sale: Elegant historic apartment in Tuscany – charm, history, and modern comfort.

An authentic Tuscan jewel, where the charm of history meets contemporary elegance.

Easy Casa is selling this splendid, fully restored apartment, featuring a refined balance of historic architecture, elegance, and modern comforts. The restoration was carried out with great care and respect for the property's original identity, preserving its valuable features and enhancing every detail.

Among the most fascinating features are the rare 18th-century vaulted ceilings, architectural elements of great value and difficult to find today, which give the rooms a unique and refined atmosphere.

The original windows, handles, and shutters have been preserved, with only the glass replaced to ensure modern thermal and acoustic insulation, without sacrificing the authentic charm of the historic building.

The apartment offers elegant and comfortable spaces:

**DESCRIPTION:**

large and bright living room;  
welcoming study;  
kitchen with dining area;  
two elegant bedrooms;  
walk-in closet;  
bathroom with shower and heated floor;  
laundry room and storage room.

The windows offer a suggestive view of the river and the historic church of San Quirico, creating glimpses that resemble true Tuscan paintings.

The property also features completely new plumbing and electrical systems and air conditioning in four rooms, to ensure maximum comfort in every season.

The property includes a large attic of approximately 80 m<sup>2</sup>, which can be used as a utility and storage space, including a laundry room and closet.

**Strategic position**

Located in a historic and quiet area, the apartment allows you to escape the hustle and bustle without sacrificing comfort. The city center is about a 10-minute walk or a 2-minute drive away.

The location is also ideal for reaching some of the most renowned places in Tuscany:

about 30 minutes from Forte dei Marmi and about 1 hour from Florence.

A property ready to move into

The apartment is offered fully furnished and equipped with all lighting fixtures, allowing new owners to immediately move into a home that is ready to move into.

Documentation ready for sale.

A property with a rare character, ideal for those seeking a charming residence, a home in Tuscany, or a high-quality investment.

History, elegance, and comfort: an authentic Tuscan gem ready to welcome you.

**Property Informations****Address:** via borgo giannotti**Bedrooms:** 2**Bathrooms:** 1**Rooms:** 4**State of Preservation:** Restored**Level:** 2**Total Floor:** 2**Heating:** Heating**Age Construction:** 1890**Current Status:** free at the**Gas:** Yes**Kitchen:** Regular Kitchen**Features**

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Shower

Wooden Window Frames

Shutters

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





