



COLDWELL BANKER
ITALY

Coldwell Banker Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
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Villa for Sell in Capannori

📍 Via di Ruota, Lucca, 55062 (LU)

790.000€



Contact info



Coldwell Banker Forte dei Marmi

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Description

Charming stone farmhouse with large panoramic terrace, immersed in the greenery of the Tuscan countryside with large swimming pool. This charming property has been carefully renovated, preserving the authentic features of traditional Tuscan country houses and using local and recycled materials to enhance its charm and prestige.

The property, distributed on two levels, offers welcoming and functional spaces. On the ground floor, a large entrance leads to the rustic-style eat-in kitchen, enriched by a carved stone sink and a charming fireplace. The spacious dining room, with access to the panoramic terrace, is ideal for convivial moments, while the living room with fireplace guarantees a warm and welcoming atmosphere. A storage room and a guest bathroom complete the floor.

On the first floor, the sleeping area consists of two double bedrooms and two twin bedrooms, perfect for hosting family and friends. There are two elegant bathrooms: one with a Jacuzzi shower and one with a bathtub.

Outside we find a wood-fired oven and a convenient laundry room. The large panoramic terrace offers a breathtaking view of the surrounding hills, while the garden, with swimming pool and summer veranda, represents an oasis of relaxation.

The land of approximately 33,000 square meters includes vineyards, olive groves and a wooded area, offering the opportunity to live immersed in nature and enjoy the fruits of the earth.

Completing the property is a barn that offers interesting possibilities for expansion or development.

This property combines elegance, comfort and authenticity, making it perfect for those looking for an exclusive residence in Tuscany or a prestigious investment in one of the most beloved regions of Italy. Only 15 km from Lucca, 30 km from Pisa, and 70 km from Florence. The sea is about 45 minutes away by car.

****Please note**:** The property is located in a privileged position on top of a hill, which guarantees maximum privacy and spectacular views. It is important to underline that the last stretch of road to reach the property, of about 2 km, is unpaved and bumpy. We therefore recommend the use of 4x4 vehicles for easy and safe access.

For privacy reasons the address on the card is indicative and the property is in any case located in the immediate vicinity

Details



Property ID: CBI129-1788-130346



Surface: 270.00 m²



Rooms: 10



Bathrooms: 3



Energy Class: G EP glnr: 186.00 kwh/?



Bedrooms: 4

Property Features



Floor: **Building**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **270.00 m²**



Rooms: **10**



Bedrooms: **4**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Isolated**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private,**



Fireplace: **Yes**



Swimming pool: **Yes**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images









