

Apartment a Capannori MATRAIA € 370.000 negotiable Ref. 1901



110 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Sale of beautiful apartment in the beautiful village of Matraia, called "RUBINO", in the municipality of Capannori. In the heart of Tuscany, on the first slopes of the hills overlooking the city of Lucca, but above all inside the historic residence of "Villa Guinigi Luxury Resort and Spa", this luxurious apartment of about 110 square meters is sold. gross and about 83 square meters. useful, in which the internal restructuring in a modern key in contrast with the Tuscan rusticity of the exteriors accentuates its uniqueness.

The property, immersed in the greenery of a centuries-old park and enriched by over five hundred years of history, which also testifies to the passage of Napoleon in Lucca, has been beautifully and carefully restored to offer apartments to dream luxury and with elements of modern design, some with private garden, inserted in the typical context of the classic Tuscan rural style. The Borgo consists of 28 residences, a warehouse and a reception office with dedicated staff.

The access on foot takes place by means of an automatic iron gate and, passing next to the reception we find on the right the old "Fattoria" where our apartment is located, and further on the beautiful park with the main villa and the area of the shared swimming pool. overlooking the plain of Lucca. By car you can go directly to the gravel car park where we have two exclusive parking spaces.

Passing through a beautiful garden for exclusive use, we enter directly into the living room, and at the end the kitchenette, on the left we have a double bedroom with wardrobe room, hallway and bathroom with shower, on the right another double bedroom with hallway, wardrobe room and en suite bathroom with shower. The real estate unit is in excellent conditions of conservation and maintenance and at the moment does not require any type of intervention. LPG independent heating with aluminum radiators.

The resort offers guests but above all owners high level services all year round in a unique residential complex. The large secular park

that protects the entire property from the outside ensuring privacy and security and where a large secular Cedar of Lebanon dominates the main facade of the Villa; a seasonal outdoor swimming pool, overlooking the splendid valley of Lucca, equipped with umbrellas and sun loungers, to enjoy the wonderful microclimate of the Lucca hills; a SPA area in the evocative ancient cellars of the villa, with heated winter swimming pool, sauna, jacuzzi and a gym equipped for the physical and mental well-being of all guests; the reception open all year round with staff trained to meet every need and the video surveillance system guarantee security, privacy and a high quality service.

It is located in the Province of Lucca, in the municipality of Capannori, and a 30/40 minute drive from all the major tourist centers of Tuscany and Versilia. Shops and more: 5 km - Lucca: 10 km - Pisa (airport): 35 km - Versilia (sea): 37 km - Florence: 80 km - Garfagnana: 44 km - Abetone (ski slopes): 63 km. Energy Class D - Ipe 103.56 kwh / m² year. Useful surface sqm. 83.00 sqm. Commercial area sqm. 110.00 sqm. For information contact us at 347/3225117.

Certification

Energy Class: D

EPI: 102.83 kwh/□

Property Informations

Zip Code: 55012

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

Parking: Uncovered Parking

Current Status: Free to the contract

Garden: Private, 75 sq.m

Kitchen: Kitchenette

Features

Tv Antenna: Condominium

Tv SAT: Condominium

ADSL Coverage

Fastweb Coverage

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

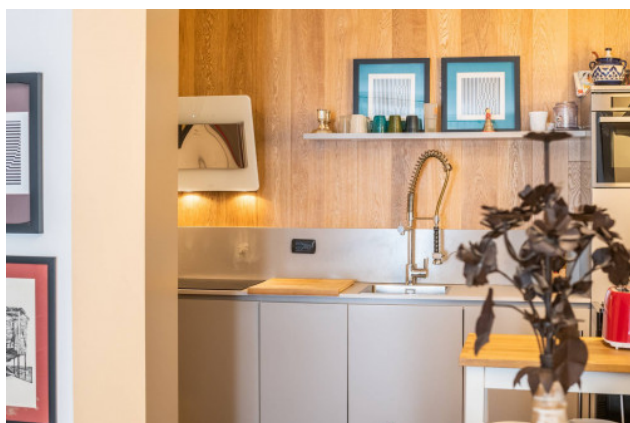
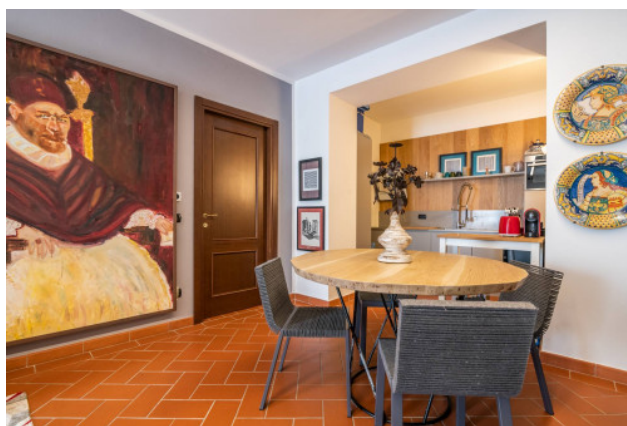
Nearby

Gyms

Public Transport

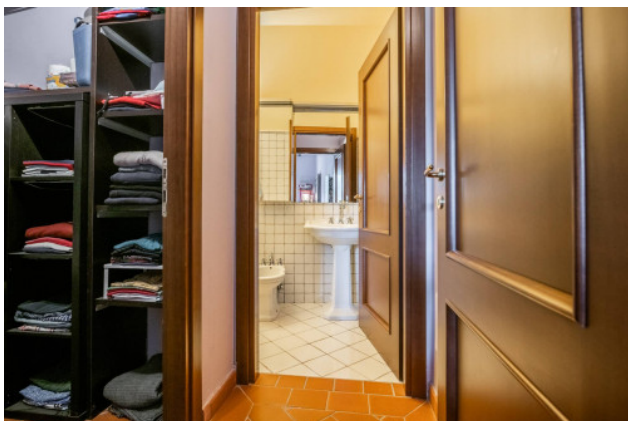
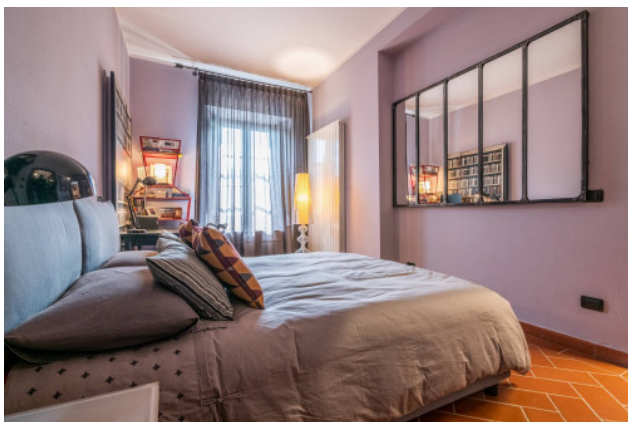
Cafe

Post Offices



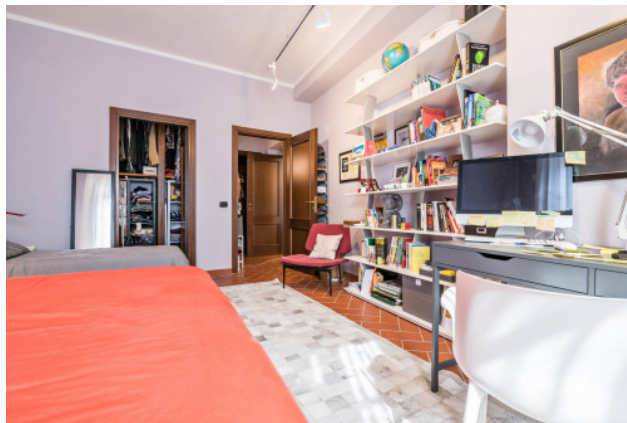
SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463



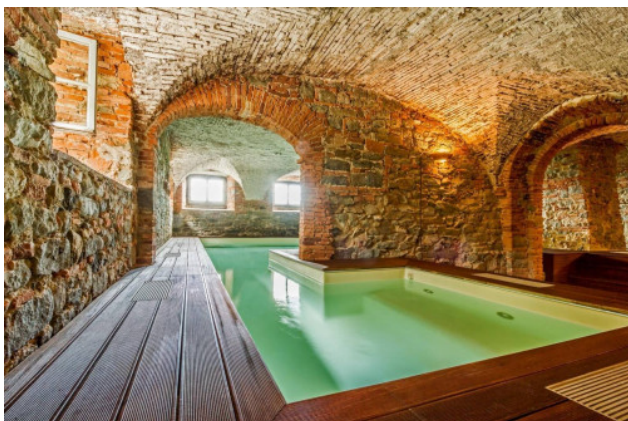
SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463



SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463



SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463



SELECT IMMOBILIARE

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868
 info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>
 VAT 02253750463