

Villa a Lucca MONTE SAN QUIRICO € 595.000 Ref. 1970



350 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9

Sale of Single Villa called "VILLA CELESTE", in the Municipality of Lucca and not far from the historic city walls, in Monte San Quirico. In a quiet, private and sunny residential area, but above all 2 km from the historic center and with all services at hand, this single villa of about 350 square meters is sold. commercial (200 sqm useful) on three floors and surrounded by a beautiful exclusive garden.

Tuscany, Lucca, the dream comes true: living in the green a stone's throw from the city!

We are in Lucca, defined as "little Geneva" by Edward Gibbon, the greatest English historian. City of 90,000 inhabitants, with all the services necessary for a life on a human scale. Known city that gave birth to the famous composer and musician G. Puccini, surrounded by its tree-lined walls on which it is possible to walk. Coming down from the Walls one gets the impression of entering a castle and it is the city itself that takes the visitor by the hand and guides him through the network of streets. The surrounding landscape is mainly hilly, planted with olive trees; small enchanting villages enrich its charm.

In the 60s of the twentieth century, Count Sardi obtained permission to build in a green area not far from the Historical Walls, in Monte San Quirico. Via di Villa Paola and Via Quirichetta are a single closed-end street where many wealthy families buy and build their own villa. A well-known family of entrepreneurs from Lucca in the iron sector builds their own home where they will reside in the following

decades.

In 2007 the current owners purchased the property currently being sold. It is a villa surrounded on four sides by over 1000 square meters. of garden. The property is completely enclosed by walls surmounted by railings and flanked by hedges of laurel, laurel and pittosporum, is accessed by two gates, one for pedestrians and the other for vehicles.

The main floor is reached by climbing a large staircase that leads to a loggia that can be used for dining on summer evenings. The original handcrafted wrought iron door opens onto a large entrance that leads to a large living room with fireplace. There are also an eat-in kitchen, a study or fourth bedroom, three double bedrooms, bathroom with Jacuzzi, closet and hallway sleeping area, two balconies overlooking the garden and on which it is also possible to dine. The entire floor was completely renovated in 2007 under the supervision of a well-known architect from Lucca and is equipped with an air conditioning system.

From the floor, climbing an internal staircase, you enter the attic practicable for 70 square meters; always from an internal staircase leads to the basement of 110 square meters. which consists of laundry room, bathroom, double bedroom, large living room and kitchen with fireplace with access doors to the outdoor garden and the loggia of about 40 square meters. verandabile where you can create a "winter garden" or a garage for two cars. This floor is in need of renovation.

In the garden there are two large magnolias, two liquidambars, two cypresses, an olive tree, a piramidalis hornbeam, two holm oaks, a cork oak and a liliodendron. On the back of the house there is a storage room for tools or any accessories for a possible swimming pool. A cycle path allows you to easily reach the historic center of the city of Lucca. Large, beautiful, bright, elegant, comfortable, in the green, in the tranquility, but close to services, with the privilege of living in Tuscany, a desired region.

Public transport 100 meters and railway station 4.5 km.

Distances = Shops and Main Services: 0.5 km - Historic City Center: 2 km - Pisa (airport): 29 km - Versilia (sea): 28 km - Florence: 75 km - Abetone (ski slopes): 62 km .

Commercial area sqm. 350.00. Useful surface sqm. 200.00. Non-accessible attic sqm. 70.00.

Energy Class G - EPgl, nren 277.85 kwh / sqm. year.

Sale. Single Villa. Tuscany. Lucca.

For information contact us at 347/3225117.

Property Informations

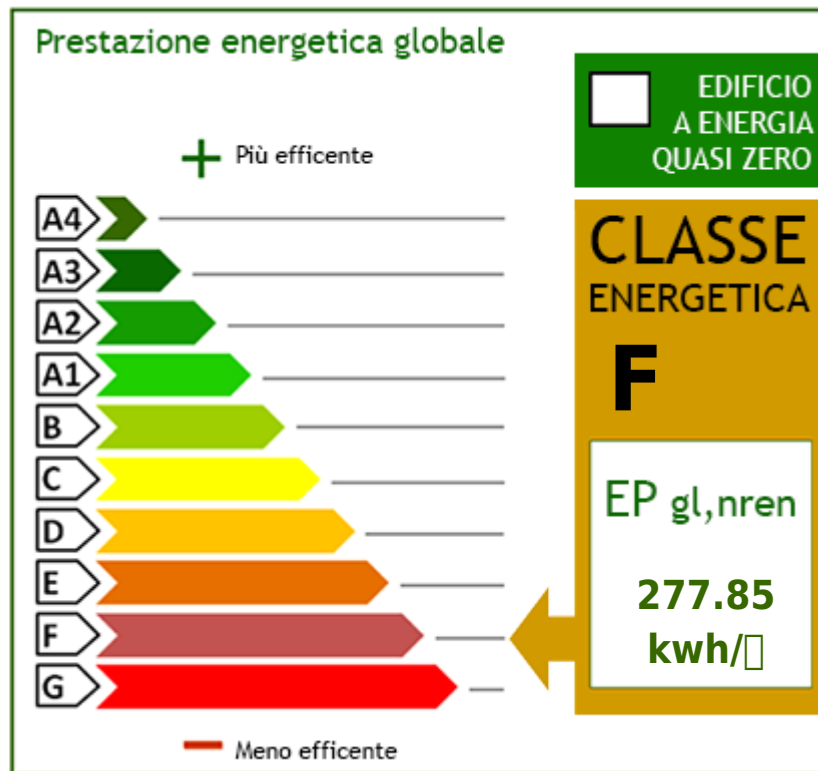
Zip Code: 55100	Bedrooms: 4
Bathrooms: 2	Rooms: 9
State of Preservation: Excellent	Level: Multi-Storey
Total Floor: 3	Parking: Uncovered Parking
Current Status: Free to the contract	Balconies: Present, 17 sq.m
Garden: Private, 1.000 sq.m	Kitchen: Regular Kitchen

Features

Terrace: 20 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar: 28 □
Fastweb Coverage	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Shower	Aluminum Frames	Shutters

Nearby

Gyms	Football Fields	Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds	Public Transport	Kindergarten
Elementary Schools	Schools	Cafe	Post Offices





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