



## 4 Bed House For Renovation for Sale In Capannori Lucca



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 282,609.47

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Capannori
Adresse:	Via Sottomonte, 216
Indicatif régional:	55060
Soumis:	27/05/2025

### Description:

4 Bed House For Renovation for Sale In Capannori Lucca Italy

Esales Property ID: es5554621

### Property Location

Via Sottomonte, 216

55060 Capannori Lucca, Italy

### Property Details

A Rare Opportunity: Four-Bedroom Tuscan Terraced House for Renovation in Capannori, Lucca, Italy



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Nestled in the picturesque and tranquil comune of Capannori, just a stone's throw from the historic city of Lucca, lies an exceptional opportunity for those dreaming of creating their bespoke Tuscan retreat. This expansive lot presents a four-bedroom terraced house ripe for comprehensive renovation, accompanied by a substantial collection of ancillary assets including private courtyard space, extensive woodland, valuable building land, and two additional annexes offering further development potential. This isn't merely a house for sale; it's an invitation to craft a lifestyle in one of Italy's most coveted regions, blending authentic Tuscan charm with modern comforts and expansive possibilities.

Capannori, located in the heart of northern Tuscany, is celebrated for its stunning natural beauty, rich history, and vibrant local culture. The area is characterized by rolling hills adorned with olive groves and vineyards, offering a quintessential Italian landscape. Its proximity to Lucca, a walled city famous for its preserved Renaissance-era walls, provides easy access to cultural sites, exquisite dining, and boutique shopping, while Capannori itself maintains a more relaxed, authentic village feel. The municipality is a collection of charming hamlets, each with its own character, surrounded by a serene countryside that promises peace and privacy. This property is ideally situated within this idyllic setting, offering the tranquility of rural life combined with the convenience of nearby urban amenities.

## The Main Residence: A Traditional Tuscan Terraced House

The centerpiece of this offering is a main house of Tuscan terraced house type, situated within a traditional courtyard context. This structure spans approximately 280 square meters, providing ample space for a four-bedroom configuration, though the exact layout and room designations will be entirely at the discretion of the new owner during the renovation process.

Being a terraced house, it likely offers a multi-level design, typical of Tuscan architecture, with rooms potentially spread across two or three floors. This style often features sturdy stone or brick construction, traditional rooflines, and a charming façade that blends seamlessly into the local vernacular. The 'courtyard context' suggests it's part of a cluster of homes sharing a communal open space, fostering a sense of community while still maintaining individual privacy.

The current state of the house is described as being 'for renovation,' which signals a significant opportunity for customization. This isn't a superficial cosmetic update; it implies the potential for structural work, complete interior redesign, and upgrading of all utilities and systems to modern standards. This blank canvas approach allows the buyer to infuse their personal style and preferences into every detail, from the choice of flooring and fixtures to the configuration of living spaces, bathrooms, and kitchen. Imagine restoring original features like exposed wooden beams, terracotta floors, or stone walls, while integrating contemporary amenities such as underfloor heating, smart home technology, or state-of-the-art kitchens and bathrooms. The generous 280 square meters allows for spacious bedrooms, multiple bathrooms, generous living areas, and potentially a dedicated office, hobby room, or gym. For a four-bedroom layout, this size provides comfortable individual spaces, ideal for a family, guests, or even as a boutique rental property once completed.

## Extensive Outdoor Spaces: Private Courtyard, Woodland, and Building Land

Complementing the main house, the property boasts an impressive array of outdoor spaces, significantly



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enhancing its appeal and potential.

Directly in front of the main house is approximately 300 square meters of private surface. This area, likely part of the courtyard, offers immediate outdoor living space. It could be transformed into a charming private garden, an al-fresco dining area, a sun-drenched patio, or even incorporate a small plunge pool, subject to local planning permissions. This private outdoor space serves as a natural extension of the main house, providing an intimate setting for relaxation and entertainment amidst the courtyard atmosphere.

Beyond the immediate vicinity of the house, the lot includes approximately 3000 square meters of woodland. This substantial parcel of natural land offers numerous possibilities. It provides a natural buffer, enhancing privacy and tranquility. It could be explored for walking trails, used for timber, or simply enjoyed as a wild, untouched part of your property, attracting local wildlife and contributing to the ecological diversity of the area. For those seeking sustainable living or a connection to nature, this woodland is a significant asset.

Perhaps most compellingly, the property also includes 1000 square meters of building land. This is a rare and highly valuable component, particularly in a sought-after region like Tuscany where building permits can be challenging to obtain. This portion of the lot offers the potential to construct new structures, or expand existing ones, subject to local zoning regulations and obtaining the necessary planning approvals. This could mean building a guesthouse, a dedicated studio, a garage, a larger swimming pool with a pool house, or even another residential unit if the zoning permits. The presence of building land provides immense flexibility and future value appreciation, allowing the owner to expand their footprint or diversify their property's use over time.

#### Annexes: Additional Renovation and Development Potential

Adding further to the property's versatility are two distinct annexes, both presenting additional opportunities for renovation and development.

The first annex, measuring approximately 110 square meters, is described as being 'to be renovated.' This substantial outbuilding offers considerable scope. It could be converted into a spacious guesthouse, providing independent accommodation for visitors or potential rental income. Alternatively, it could serve as a dedicated artist's studio, a workshop, a large home office, a gym, or even repurposed for agricultural storage in line with the surrounding landscape. Its generous size means it could potentially house multiple rooms, a bathroom, and a small kitchenette, offering a fully self-contained unit once completed. The renovation status here implies similar possibilities to the main house – a chance to custom-design a functional and aesthetically pleasing space from the ground up.

The second annex is smaller, approximately 60 square meters. While also requiring renovation, its more compact size makes it ideal for a cozy guesthouse, a detached private office, a pool house (if a pool is added to the building land), or even a small caretaker's cottage. This annex could provide a private sanctuary away from the main house, perfect for quiet work, contemplation, or accommodating a single guest or couple. The presence of two separate annexes allows for diverse uses and provides significant flexibility for the property's future layout and function.



## The Renovation Journey: Crafting Your Tuscan Dream

The fact that this entire property is offered 'for renovation' is its core appeal for a specific type of buyer. It presents a unique opportunity to meticulously design and construct a home and ancillary structures that perfectly align with your vision and lifestyle. This is a chance to move beyond mere cosmetic upgrades and undertake a transformative project.

The renovation journey typically involves:

- \* **Architectural Design:** Engaging local architects and designers who understand Tuscan aesthetics and local planning regulations is crucial. They can help conceptualize the optimal layout, integrate modern systems, and blend the property seamlessly with its surroundings.
- \* **Permitting and Approvals:** Navigating Italian planning laws and obtaining necessary permits for renovation and new construction on the building land can be complex. Experienced local professionals (architects, geometras, and lawyers) are indispensable for this stage.
- \* **Construction and Restoration:** This phase brings the vision to life, utilizing local artisans and builders who can work with traditional materials (stone, terracotta, wood) while incorporating modern construction techniques for efficiency and comfort. This could involve restoring original features, improving energy efficiency, and installing contemporary utilities.

The outcome of such a renovation promises a highly personalized and luxurious property, tailored precisely to your desires, often achieving a higher market value than a pre-renovated property of comparable size. It's an investment not just in real estate, but in creating a bespoke living experience.

## Capannori and Lucca: A Perfect Tuscan Locale

The geographical context of Capannori significantly enhances the desirability of this property. Capannori itself is a municipality known for its quality of life, commitment to sustainable practices (it's a 'Zero Waste' commune), and its friendly, welcoming atmosphere. It hosts various local events, including the famous Air Festival, and offers authentic culinary experiences with traditional Tuscan dishes and local produce.

The immediate proximity to Lucca is a major draw. Lucca is one of Tuscany's most beloved cities, famed for its incredibly preserved 16th-century walls, which are now a popular promenade. Inside the walls, the city is a labyrinth of charming cobbled streets, elegant piazzas, historic churches, and independent boutiques. It offers a rich cultural scene, excellent restaurants, and a vibrant local life without the overwhelming crowds of larger Tuscan cities like Florence. From Capannori, Lucca is just a short drive, making daily commutes or leisurely visits incredibly convenient.

The broader Lucca province is also a gateway to other Tuscan treasures:

- \* **The Coast:** The beautiful Versilia coastline, with popular resorts like Viareggio and Forte dei Marmi, is easily accessible for beach days.
- \* **Art Cities:** Florence, Pisa, and Siena are all within reasonable driving distance, offering world-class art,



architecture, and history.

- \* Wine Regions: The Chianti region and other wine-producing areas are readily available for vineyard tours and wine tasting.

- \* Natural Parks: The Apuan Alps and Garfagnana region offer stunning mountain landscapes, hiking, and outdoor activities.

## Accessibility for International Buyers

For international buyers considering this unique opportunity, Capannori benefits from excellent accessibility to major transportation hubs:

- \* Pisa International Airport (Galileo Galilei Airport – PSA): This is the closest major airport, approximately 20-30 kilometers from Capannori. Pisa Airport offers a wide range of flights to and from major European cities, making it highly convenient for international travel. From Pisa, you can easily reach Capannori by car, or take a short train journey to Lucca and then a local bus or taxi.

- \* Florence Peretola Airport (Amerigo Vespucci Airport – FLR): Located about 70-75 kilometers from Capannori, Florence Airport provides another strong option for international connections, particularly to other Italian cities and European destinations. Similar to Pisa, ground transportation options are readily available.

Both airports are well-served by car rental agencies, and Italy's efficient rail network can connect you to Lucca, from where local transport or a short drive will bring you to Capannori. This convenient access ensures that your renovated Tuscan home will be easily reachable for yourself, family, and potential guests.

## ABOUT THE AREA

Capannori is a charming comune (municipality) located in the province of Lucca, in the heart of northern Tuscany, Italy. Situated just a few kilometers from the delightful city of Lucca, its territory stretches across the plains south of Lucca, extending towards the foothills of the Apennine Mountains and the hills of Pistoia. Capannori is essentially a collection of about 40 smaller hamlets, many dating back to medieval times, giving the area a rich historical tapestry. While once a rural town, it has undergone slow urban and economic development, evolving into a cohesive community with a strong sense of local identity and tradition.

The area is renowned for its idyllic Tuscan landscape, characterized by rolling hills, vast olive groves, and vineyards, offering breathtaking views that are synonymous with the region. Capannori boasts a wealth of historical villas with magnificent gardens, some considered among the most beautiful in Italy, such as Villa Reale di Marlia, Villa Torrigiani, and Villa Mansi. Beyond these grand estates, visitors can explore charming Romanesque parish churches, fortified medieval structures, and natural sites like the Oasi WWF del Bottaccio. The ancient Via Francigena, a historic pilgrimage route to Rome, also traverses parts of Capannori, offering scenic paths for trekking and cycling.

Capannori is also known for its strong connection to hot air ballooning, hosting an annual Air Festival that draws enthusiasts from across Italy. The local cuisine is a highlight, featuring traditional country dishes



such as vegetable farinata, spelt soup, and necci (chestnut flour pancakes), along with local cheeses, honey, and the famous San Ginesio cannellini beans. The region's commitment to environmental protection is also notable, with Capannori having received national and international recognition for its 'Zero Waste' project and other sustainable initiatives. This blend of history, natural beauty, culinary delights, and community spirit makes Capannori a tranquil and authentic Tuscan destination.

For travelers looking to visit Capannori, the nearest major airport is Pisa International Airport (PSA), also known as Galileo Galilei Airport, which is approximately 20-30 kilometers away and offers numerous connections. Another convenient option is Florence Peretola Airport (FLR), located about 70-75 kilometers from Capannori. Both airports provide good access to the region via car rentals, trains, or bus services to Lucca, from where Capannori is easily reachable.

## MAiN FEATURES:

- \* 280m<sup>2</sup> of living space
- \* 4000m<sup>2</sup> plot room to develop further
- \* 4 Bedrooms after redevelopment
- \* 3 Bathrooms after redevelopment
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Nouveau: Oui

## Commun

Chambres: 4  
Salle de bains: 3  
Pied carré fini: 280 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.980.133



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