



## Villa Mara, Capezzano Pianore, Lucca, Tuscany



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 672,239.67

### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Capezzano Pianore  
ZIP code: 55041  
Posted: Jan 22, 2023

### Description:

Villa built in 2000, habitable and not requiring refurbishment, free on 4 sides and on 3 floors. In a sunny, open position with a view of the surrounding hills.

On the ground floor there a sitting room with fireplace and access to the covered veranda of about 12 sq m. a kitchen with brick facades, a storeroom, 1 bathroom with shower.

Internal stairs lead to the first floor where there is a lobby, 2 large bedrooms, 1 medium sized bedroom and a 1 bathroom with bathtub.

Every room has access to the balcony.

Another internal stairway which is lit goes to the basement where there is a family room with fireplace, a storeroom and room housing the technical equipment.

Services are active, heating is present, an alarm system which covers the perimeter, photovoltaic panels – 5.3 kWh, bars on the windows and doors which lead onto the garden. Airconditioning in the two large bedrooms.

The garden is 1,300 sq m fenced, partly paved in the area accessed by cars, it is well cared for with plants of various types and an olive grove.



Shops, bars and restaurants are nearby in a limited traffic zone. The beaches at Lido di Camaiore are about 20 minutes away by car and Pisa airport is 1 hour away by car.

Condition: Good

### Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 200 sq m  
Lot Size: 1300 sq m

### Building details

Parking: Yes  
Number of Garages: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/BFXX-T1543/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BFXX-T1543/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: IX7.064.467

