



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Flat Sale in Capannori (LU) Via delle Grotte 5

Luxury flat in Tuscany

Luxury flat in Tuscany within an enchanting historic villa completely restored within a centuries-old park guaranteeing privacy and security, indoor and outdoor swimming pool with breathtaking views, fully equipped gym and wellness services as well as reception and video surveillance service. This luxury flat overlooking the valley of Lucca, the gardens and the park is located on the second floor of the Villa and arranged on two levels. On the first level we find an entrance hall and living room, a spacious living room with fully equipped kitchen and dining room, a bathroom with shower and the master bedroom with its own private bathroom with shower and steam bath, as well as a wardrobe room. The upper level is mezzanine with a double bedroom with wardrobe room, a third bedroom/study and a further bathroom with shower. All rooms are furnished with exposed beams. Below are the technical details:

Commercial Surface = 192 sqm

Beds = 6 (2 king doubles, 1 double on mezzanine)

Bathrooms = 3 with shower

Level = Second mezzanine

Garden = Communal garden

Flat Surface = 191,50

The villa is less than an hour's drive from Pisa and Florence airports, and 30 minutes from Lucca's Tassignano airport, suitable for private jets. You can visit destinations of cultural interest and food and wine itineraries whose tradition is celebrated throughout the world. Less than 35 minutes away you can reach the beaches of Versilia, Forte dei Marmi and the nightlife of Viareggio. Nearby are also riding stables and golf courses. Finally, you can reach Florence, the heart of the Renaissance, only an hour away.

INFORMATION

Ref.	Toscana 065
Type	Sale
Category	Flat
Price	1,450,000.00
Annual Expense	
Year	
Energetic Class	D 87.45

NUMBER

Rooms	4
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	2
Car Space	2
Box	

SQUARE METERS

Commercial	192
Garden	45000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Garden	Common				



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ACCESSORIES

Swimming pool

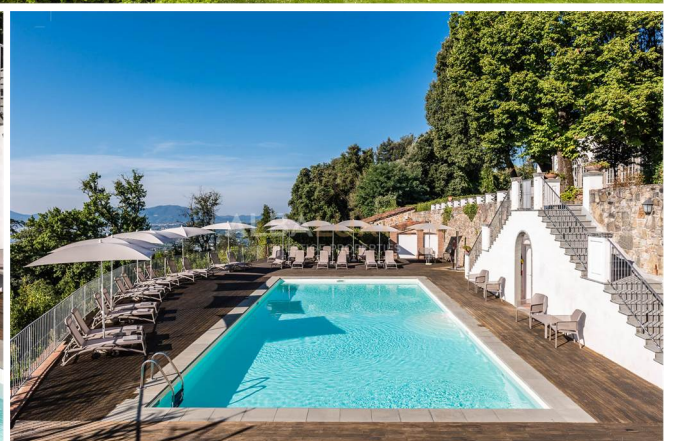
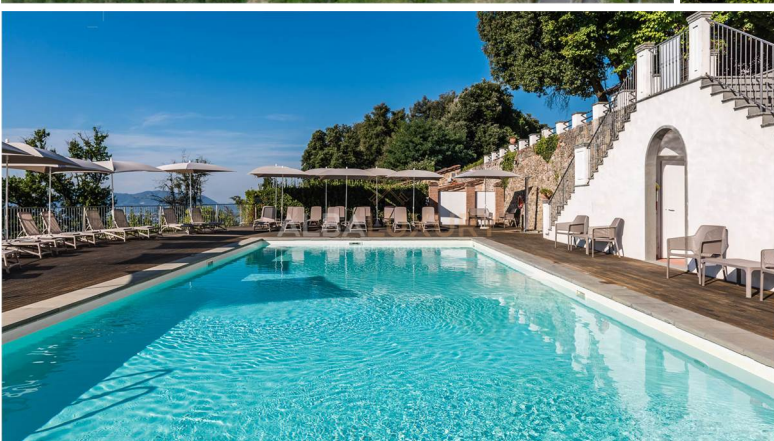
Video surveillance

IMAGES



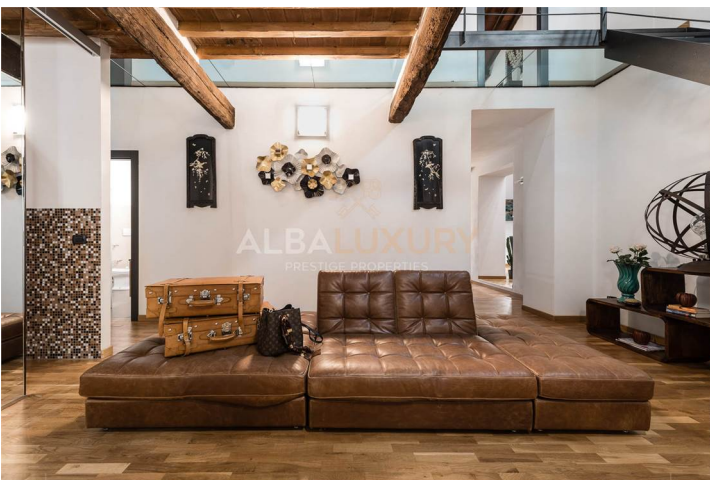
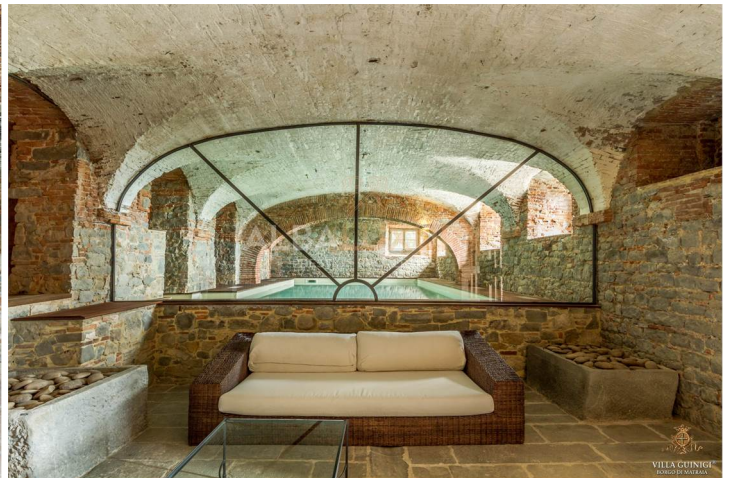


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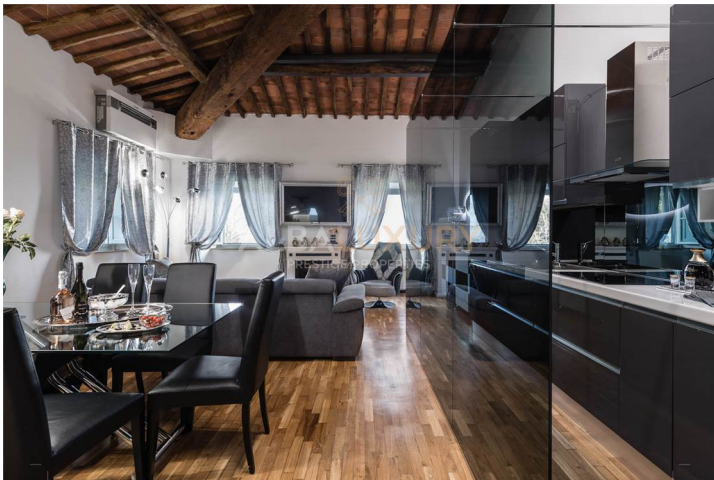


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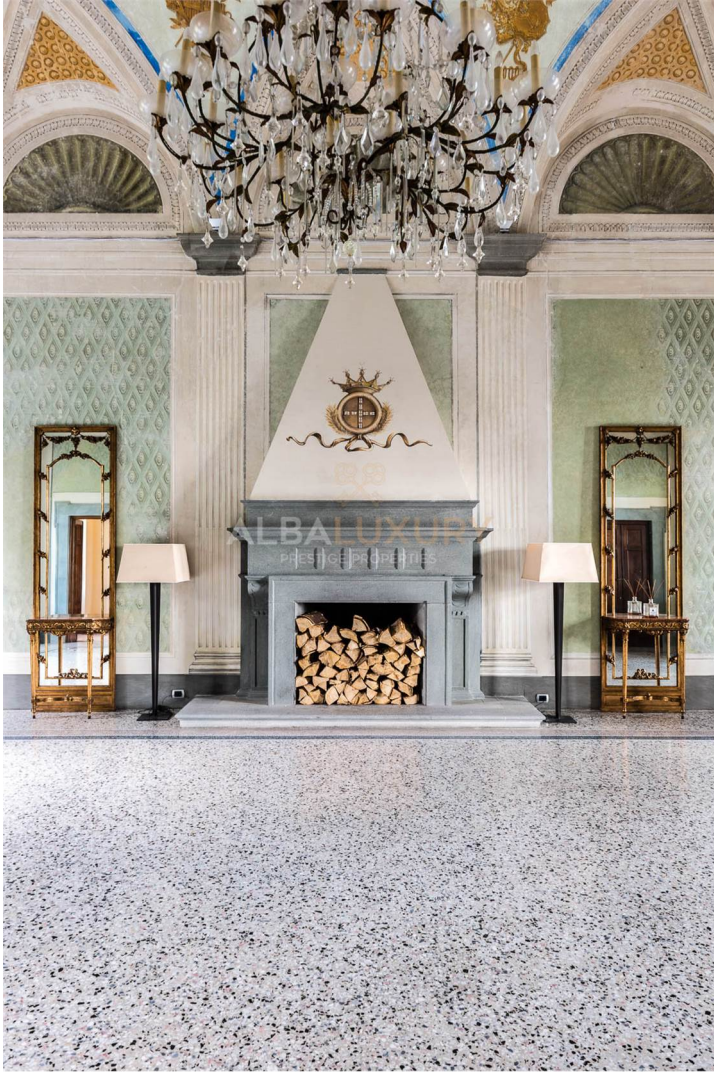


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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