



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 is a spacious living room with dining room, via a staircase, we find a lofted study/double bedroom. Also on the first level is an equipped kitchen, and a bedroom, en-suite bathroom with tub and panoramic window. On the upper level we find a second double bedroom with skylight and a second en-suite bathroom with shower. All the rooms are furnished with exposed beams. Below are the technical details:

Commercial Surface = 186 sqm

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

Bathrooms = 1 with tub and 1 with shower

Level = Second floor

Garden = Communal garden

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 064
Type	Sale
Category	Flat
Price	1,350,000.00
Annual Expense	
Year	
Energetic Class	D 87.45

#### NUMBER

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

#### SQUARE METERS

Commercial	186
Garden	45000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**

Garden **Common**





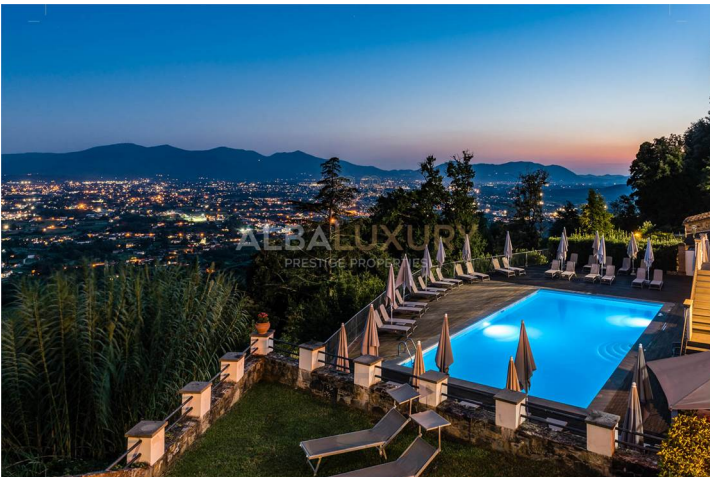
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## ACCESSORIES

Swimming pool

Video surveillance

## IMAGES







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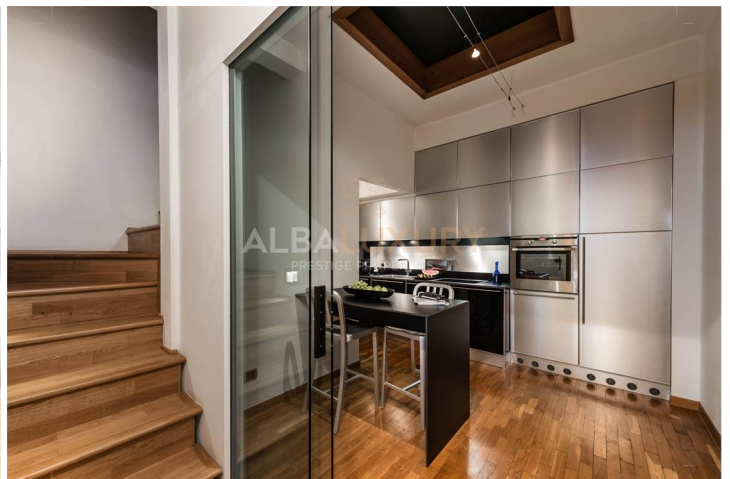
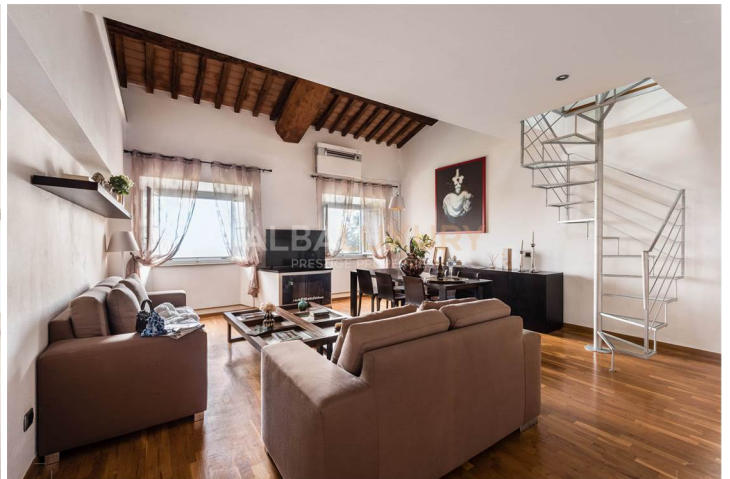
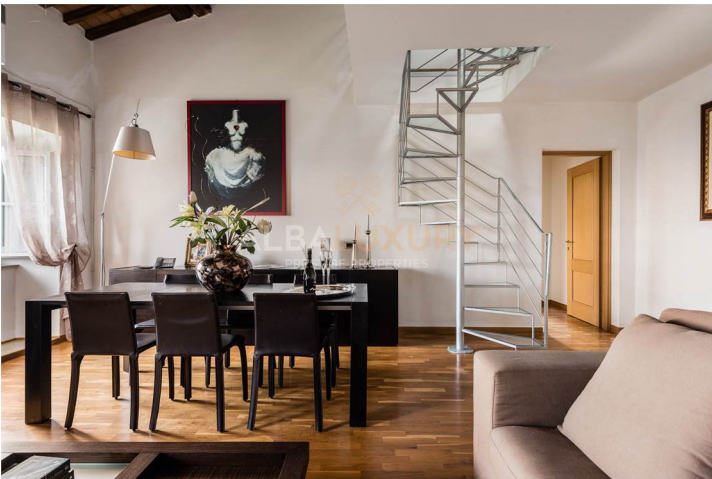
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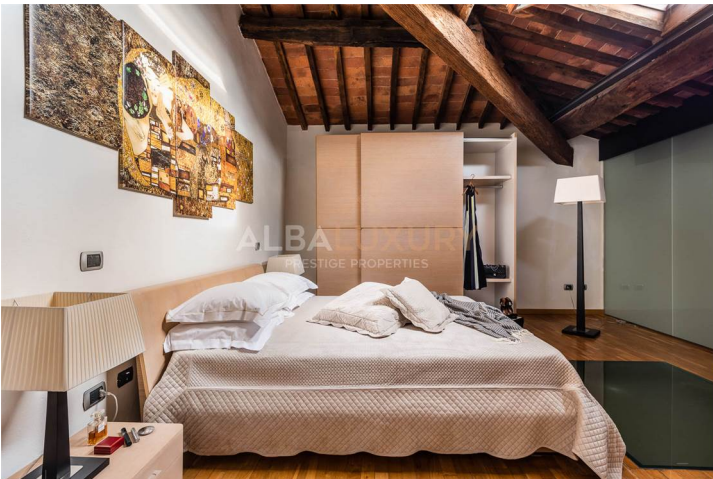
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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

[INFO@ALBALUXURY.IT](mailto:INFO@ALBALUXURY.IT)