



**We sell a cozy old farmhouse in Capannori**

*Italy, Toscana*

<b>Price:</b>	<b>€ 875 000</b>
<b>Object type</b>	House, Twin Houses, Chalet, Mansion, castle, estate
<b>Market</b>	Resale
<b>Bedrooms</b>	4
<b>Land area</b>	15000 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



Capannori (Lucca) // 300 m<sup>2</sup> // 4 bedrooms // 4 bathrooms // plot of land // waterfall

This ancient farmhouse, restored with respect to tradition, is located in a quiet and peaceful valley in the hills of Lucca. The falling jets of a small waterfall add a special charm to the relaxed atmosphere in which the house is immersed.

Built on the base of an ancient bridge in 1650, the house was used for more than 300 years as a mill, which ground grain for the noble family from nearby Camigliano, who lived in Villa Torrigiani.

The restoration of the house was carried out with close attention to the smallest details that convey the style and local flavor: decorating the ceilings with dark wooden beams and antique handmade terracotta floors and, of course, the restored stone facade. The main body of the building, which has three levels, is located above the arch of the bridge, under which a small stream flows.

The house has two separate apartments on the second and third floors, which are connected by an internal staircase, in addition, there is a small guest apartment and service premises on the ground floor.

The apartment with its own entrance on the second floor includes a living room with a stone fireplace, an office, a large and cozy kitchen with a dining area, a bathroom and a bedroom.

On the third floor there is an apartment with independent entrance, consisting of a large living room with fireplace and open kitchen, two bedrooms and two bathrooms. The apartments are connected by an internal staircase.

Next to the house there is a patio with a gazebo - an ideal place for lunch and dinner outdoors. On the ground floor there is an ancient mill with large stone millstones and a wood-burning oven. On the same level there is a small guest apartment with kitchen, bathroom, living room/bedroom, overlooking the stream running under the bridge. Also on this floor there is a technical room with laundry and storage room.

The farmhouse is surrounded by approximately 15,000 square meters of land, which includes a small waterfall and the remains of a mill dating back to the 1400s.

Area: The farmhouse is located in a valley among the gentle hills of Lucca, in the municipality of Capannori. This



ID: IT-39-147152  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529

region is part of the famous Tuscan Wine Route. All main infrastructure elements are located in Segromigno, approximately 2 km from the villa. The location of the house is very convenient for excursions to the main art cities of Tuscany, such as Lucca (12 km), Pisa (40 km), Florence (70 km). The sea and beaches of Versilia are approximately 40 km away.

**Contacts:**

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv