



Prestigious historic residence with annex on the hills of Lucca

Italy, Toscana

Price:	€ 3 900 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
House type	Detached house
Market	Resale
Bedrooms	9
Number of rooms	14
Land area	80000 m2
Area	930 m2
Category	For sale



Prestigious historic residence for sale on the hills of Lucca, immersed in the evocative Tuscan countryside. The splendid villa, dating back to 1800, was completely renovated in 2009 and offers all comforts. The main property is spread over three levels, with a total surface area of approximately 930 sqm, including 9 bedrooms and 9 bathrooms. The various floors are connected via two internal staircases and a comfortable lift. The ground floor features a large living area that includes a library, a study, a billiard room, a laundry room, a kitchen, an infrared sauna and utility rooms. All rooms are characterized by typical elements of Tuscan farmhouses, such as exposed beams, parquet floors, stone arches, vaulted openings and wrought iron details. On the first floor, a large reception room boasts a charming pietra serena fireplace and a balcony overlooking the garden. Also on the first floor there is a dining room, a kitchen, a living room, a service bathroom, a double bedroom with bathroom and wardrobe, as well as two double bedrooms with private bathroom. The second floor houses a large sleeping area with 6 bedrooms, each with an en-suite bathroom.

A splendid infinity pool with hydromassage is located a short distance from the villa and has a solarium area and a terrace, ideal for outdoor dining. The villa's park extends over 8 hectares and is characterized by an olive grove, various fruit trees and woods. Inside the park there is also a charming 70 sqm lemon house.

The property includes a farmhouse of approximately 450 sqm, partially renovated, from which 2 independent apartments have been created, each with living room, kitchen, 2 double bedrooms and bathroom, as well as a large study of approximately 100 sqm with bathroom. There is also the possibility of building a third apartment. The remaining part of the building is currently used as a tool shed, cellar and garage.

Lucca is very rich in luxury properties and buildings of great historical prestige and has always kept intact many of the typical characteristics of distant times: the amphitheatre, the forum, the Romanesque churches. Occupied by the Goths and then by the Byzantines, Lucca later became one of the most important capitals of



ID: IT-39-141322
WWW.MERCURYSTATE.COM
TEL./VIBER/WHATSAPP:
+ 37125420529

the Lombard kingdom. Over the years, various dominions have followed one another, what is certain is that Lucca was one of the most important cities of the Italian Middle Ages and this grandeur and magnificence is still typical of it today.

DISTANCES:

Lucca 8 km - Pisa 11 km - Florence 82 km - Viareggio 32 km - Forte dei Marmi 43 km - Golf club 28 km - Thermal facilities 5 km - Ski facilities 74 km - Pisa airport 18 km

Contacts:

Bogdana Farafontova

GSM: + 37125420529

(Viber, WhatsApp)

E-mail: bogdana@mgroup.lv