



**Timeless villa concealed amidst  
 Tuscan hills - Lucca**

*Italy, Toscana*

<b>Price:</b>	<b>€ 3 600 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Commercial apartment building, Hotel Apartment
<b>Market</b>	Resale
<b>Bedrooms</b>	6
<b>Land area</b>	58000 m2
<b>Area</b>	1830 m2
<b>Category</b>	For sale



The roots of this historic estate date back to the 17th and 18th centuries, influenced by the architectural innovations introduced in the Lucca region during the Late Baroque and Enlightenment periods. The Italian garden, hosts a new and captivating swimming pool, providing an ideal retreat for cooling off on hot summer days and immersing oneself in the beauty of the surrounding nature. With cultivated vineyards and olive groves, the property offers a blend of modern comforts and the charming atmosphere of bygone eras.

Originally owned by one of the noblest families in 18th-century Tuscany, the estate comprises three main buildings. The 765 sqm villa, spread over three levels, perfectly embodies 18th-century architecture. The ground floor features a spacious living room, a billiard room, bedrooms, and bathrooms, while the first floor includes a double living room, additional bedrooms, and bathrooms. The top level boasts a spacious habitable attic with a wood-burning oven, and the basement houses a 250 sqm cellar. The two-level farmhouse includes a bright living room, a spacious kitchen, bedrooms, and bathrooms. The adjacent private crape is adorned with well-preserved frescoes.

A noteworthy detail is the presence of a high hedge along the roadside, providing privacy and acoustic isolation for the villa. Behind the villa, a small vineyard of 1,800 sqm and 100 olive trees in production contribute to the production of wine and extra virgin olive oil for private use. The southern part of the property is covered by 2.7 hectares of woods, ideal for walks and relaxing moments in the shade. Finally, an unused 1.6-hectare field around the vineyard could be designated for the cultivation of new vines or olive trees.

Capannori, located in the heart of the Lucca Plain in Tuscany, is a destination that provides easy access to renowned tourist destinations such as Florence, Siena, San Gimignano, Pisa, the Cinque Terre, and Lucca itself. Including the Versilia and Garfagnana regions, the area is rich in natural and cultural beauties.

Capannori is characterized by hills dotted with Romanesque parish churches, medieval towers, Renaissance



ID: IT-39-148556  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529

villas, and farmhouses surrounded by olive groves and vineyards. The town invites visitors to go hiking, enjoy nature on foot or by bike, and discover local delights such as olive oil, wine, and honey. The natural environment offers iconic Tuscan views with olive groves, vineyards, and gentle hills. The range of tourism options includes cozy B&Bs, agritourism facilities nestled in the greenery, well-equipped hotels, and luxury villas. Capannori serves as an ideal base for exploring Tuscany and Luccesia, easily accessible from Lucca.

15 minutes from Lucca.  
30 minutes northeast of Pisa.  
35 minutes east of the Italian Riviera.  
45 minutes west of Florence  
4 hours northwest of Rome

**Contacts:**

**Bogdana Farafontova**  
**GSM:** + 37125420529  
(Viber, WhatsApp)  
**E-mail:** bogdana@mgroup.lv