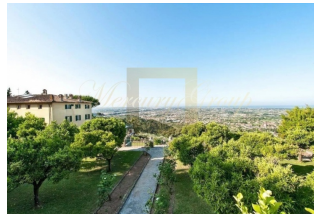




**18th CENTURY HISTORICAL VILLA IN  
 VERSILIA (TUSCANA)**

*Italy, Toscana*

<b>Price:</b>	<b>€ 12 500 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Twin Houses
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Bedrooms</b>	8
<b>Land area</b>	3000 m2
<b>Area</b>	1000 m2
<b>Category</b>	For sale



18th century residence located in the hills of Versilia overlooking the Tuscan coast with breathtaking panoramic views from Livorno to the Gulf of Poets.

The villa is surrounded by centuries-old olive groves that surround a charming Italian garden. Garden terraces and citrus groves slope down to the sea.

The villa has three levels. Thanks to the restoration project, the charm of the luxurious private home has remained intact. The large interior rooms are a triumph of eighteenth-century frescoes, with magnificent exposed beams on ceilings, Tuscan terracotta floors, exquisite antique furniture and unique artwork.

The first floor consists of a spacious living room with two large French windows that open onto the garden with a magnificent sea view. Large kitchen, dining room with 15 seats, billiard room, bathroom and a separate consecrated chapel.

The second floor has three frescoed double bedrooms with sea, hills and garden views. Both bedrooms have their own bathrooms. Other service areas and private lounges are also located on this floor.

The third floor has been refurbished in a skilful combination of tradition and modern design with a large living room with fireplace, kitchen, four bedrooms and three bathrooms.

Outside, adjacent to the main villa, there is a large covered terrace where you can enjoy your meal with breathtaking panoramic views.



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In front of the villa there is a garden with a gazebo.

The swimming pool is 10 x 4 meters with a solarium that leads into a well-kept Italian garden with fountains and mosaics from the historical era and lush vegetation. Citrus grove.

On the lower level, there is a large room that was originally an oil mill and has now been converted into a charming loft, where ancient millstones are still preserved. This loft is a separate apartment with a private garden and private entrance.

The property is completed by a fenced plot with terraces of about 12,000 square meters, originally intended for olive groves, as well as an access road leading to the parking lot.

Distances: Pietrasanta 6 km, Marina di Pietrasanta 11 km, Forte dei Marmi 15 km, Lucca 31 km, Pisa 31 km, Cinque Terre 42 km, Florence 103 km. Pisa Airport is 31 km away.

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