



**LUXURY TOURIST RESIDENCE NEAR
 Lucca (TUSCANA)**

Italy, Toscana

Price:	€ 12 000 000
Object type	Hotel, Hotel Apartment, Investment project, Winery
House type	Historical building
Market	Resale
Bedrooms	18
Land area	50000 m2
Area	1350 m2
Category	For sale



LUCCA // GARDEN 3.5 HA // PLOT OF 50 HA // OLIVE GROVE // MAIN VILLA // 18 BEDROOMS // 9 BATHROOMS // HOUSE OF THE BUILDING // POOL // LAKE // WATERFALL // PARKING // PRIVATE FOREST // PRODUCTION OF OLIVE OIL

This hotel in Lucca is surrounded by approximately 3.5 hectares of English-style gardens and an additional 50 hectares of a private plot with 2,000 olive trees (olive oil production) and woodlands.

The aparthotel includes a neoclassical villa with a three-level interior layout.

At the entrance on the ground floor there is a portico that leads to a large atrium, from where you can access the living areas on the ground floor. There are dining rooms, a large kitchen with a traditional fireplace, living rooms, bathrooms, utility rooms, an elevator and a stone staircase leading to the reception.

The large hall overlooks the park. The respective wings house the living rooms, bedrooms and three bathrooms.

On the second floor there are additional bedrooms and three bathrooms, as well as a staff quarters with four rooms and a bathroom.

On the territory of the private park of the villa there are two outbuildings with an area of 700 square meters.

Limonaia, built in the 18th century, has large rooms with stonework, which have been completely restored to maintain all the original architectural features. Stone, terracotta, wooden beams, large windows overlooking the



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garden all create an intimate atmosphere. On the second floor there are five apartments, each with five kitchens and five bathrooms.

The site also houses "La Fattoria" (Farm), the first historic settlement in Villa Guinigi, built in the mid-16th century, which has been renovated with five apartments of varying sizes, for a total of ten bedrooms and five bathrooms.

There are outbuildings on the plot for agricultural use and a house (to be restored).

The property includes a swimming pool, private lake and fountain with waterfalls.

Distances:

Lucca 13 km,

Viareggio 40 km,

Florence 75 km,

Florence airport 67,

Pisa airport 50 km

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