



## Historic property Nine-bedroom (10+1)

€ 3 510 319 | CZK 87 600 000

Lucca, Tuscany







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Total area	1 390 m <sup>2</sup>
Plot	12 140 m <sup>2</sup>
Parking	Yes
PENB	D
Reference number	108278

The manor house, built in the historic Tuscan style, offers accommodation in 9 bedrooms and the comfort of a mature garden with gazebos, a swimming pool, a tennis court and parking. In the province of Lucca, in addition to beautiful sandy beaches, there are also many romantic towns in the hilly countryside, such as the wine town of Montecarlo or the medieval Barga with its fortifications.

The noble building is spread over 4 floors:

- 1st floor: entrance hall, living room, dining room with kitchenette, which is also connected to the large kitchen in the basement, and an office
- 2nd floor: **central living room with fireplace**, master bedroom with private bathroom, 2 apartments consisting of a bedroom with bathroom and living room, a bedroom with private bathroom and 2 bedrooms with a shared bathroom
- 3rd floor: bedroom with en-suite bathroom, 2 bedrooms with a shared bathroom and an attic with **storage space**
- 1st floor: historic cellars, wine cellar, large kitchen and bathrooms.

The extensive grounds surrounded by a stone wall ensure maximum **privacy** and create a harmonious environment for relaxation and active recreation. The house is surrounded by an elegant **Italian garden with a fountain** and stone sculptures. The landscaped lawn with gazebos is connected to an **18x9 m swimming pool** with a terracotta sun terrace and facilities with changing rooms, a bathroom and a technical room. There is also a **tennis court** and a spacious parking lot.

The interior of the historic villa is decorated with **trompe-l'œil frescoes** and coffered or **painted ceilings**. The top floor has retained a simpler character with terracotta floors and exposed wooden beams.

The property is situated in the hills of the Tuscan province of Lucca above the popular seaside resorts of Versilia, Viareggio, Lido di Camaiore or Marina di Pietrasanta, which are within a 20-minute drive. It has convenient access via paved roads. Basic services are available within one kilometer, other amenities are offered by the nearby town of **Camaiore**.

Floor area 1,390 m<sup>2</sup>, plot 12,140 m<sup>2</sup>.

