Serimm srl
Via Alfredo Catalani 22 - 55100 Lucca
Phone number +39 0583 494 326

Villa for Sale in Lucca
€ 650.000
Ref. 27



440 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 9

Situated north of Lucca, this exclusive property represents a unique investment opportunity in the heart of Tuscany, combining 17th-century historical charm with the very latest living standards. The complex comprises an imposing former oil mill dating from the 1600s, measuring approximately 330 square metres, and a fully renovated residential annexe.
The main building, the historic oil mill, retains its original architectural features intact, including the striking brick arches and the imposing exposed beams. On the ground floor, the building still houses the original mill mechanism, preserved in its entirety as a valuable historical artefact. The property has undergone a meticulous structural consolidation programm, which included the complete reconstruction of the roof using state-of-the-art insulation systems and materials of the highest quality.
The annexe, transformed into a functional and refined residence, is spread over two levels. The ground floor features an open-plan living area with a dining room, kitchen, laundry room, storage room and a characteristic veranda fitted with a wood-burning stove. The first floor houses the sleeping area, comprising two spacious double bedrooms and a bathroom.
Externally, the property is enhanced by a large, historic artificial reservoir, situated on a panoramic terrace overlooking the mill, which lends the landscape a truly unique character.
From a technical point of view, the property is already equipped with all the necessary utilities: gas connection, water supply with water softener, electricity, telephone line and Wi-Fi connection. Its strategic location ensures maximum privacy whilst remaining a short distance from the centre of Ponte a Moriano, a hub for services, shops and renowned restaurants.

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Certification

Energy Certificate: G

IPE: 335.12 kwh/□

Property Informations

Address: Ponte a Moriano

Postal code: 55100

Bedrooms: 2

Bathrooms: 1

Rooms: 9

State of maintenance: Good

Floor: Building

Total of floors: 3

Age: 1800

Actual state: Free

Garden: Private

Kitchen: Large kitchen

Features

Period	Restored	Rural
Land: 5000 □	Secondary accom	Outbuildings
Utility Rooms		

















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