

## Villa for Sale in Lucca

### € 2.500.000

### Ref. 165



**2.250 sq.m | Bathrooms: 7 | Bedrooms: 9 | Rooms: 19**

Wonderfully restored estate, for sale near Lucca, former residence of Marquise de Tucci set in a quiet, very secure and safe location with exceptional rural views.

Located within walking distance from the charming village of Aquilea that offers all basic amenities.

The villa has been in part restored to the highest possible standard providing all 21st century comfort whilst original features have been preserved and restored with meticulous detail. Throughout one finds original frescos, impressive fireplaces and stone/terracotta features.

The villa that maintained its traditional layout is laid out over three floors:

The ground floor comprises: services rooms, cellar, storage room and laundry.

The first floor comprises: main entrance, grand reception rooms, a large open plan kitchen, a library and dining room. Many of these rooms have original paint and fresco work and enjoy wonderful views across the valley. Leading off the kitchen one accesses the villa's terraces.

The second floor comprises: 5 bedrooms but the current layout provides 3 bedroom suites, each with sitting/dressing area, bedroom and bathroom.

Adjoining the main villa are two guest apartments, each with two bedrooms. These spacious residences provide independent living with open plan living-dining areas and contemporary style interiors.

The property also boasts a two storey "tinaia" providing great development potential, a perfectly restored chapel and 12 hectares of land including olive groves, gardens, fruit orchards, and south facing vineyards (currently unused).

## Certification

Energy Certificate: G

IPE: 233.02 kwh/□

## Property Informations

Address: Lucca

Bedrooms: 9

Bathrooms: 7

Rooms: 19

State of maintenance: Restored

Floor: Building

Total of floors: 3

Actual state: Free

Garden: Private

Kitchen: Large kitchen

## Features

Period

Restored

Possibility to extend

Village

Rural

Land: 120000 □

Vineyard

Secondary accom

Outbuildings

Staff accomodation

Utility Rooms









