Serimm srl
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Villa for Sale in Lucca
Ponte a Moriano
Price On Application
Ref. A305



2.500 sq.m | Bathrooms: 30 | Bedrooms: 37 | Rooms: 25

Boccella Estate sits on 35-acres of rolling hills set above the riverside town of Ponte a Moriano, amongst the hills and olive groves of Northern Tuscany. It is conveniently located just 10 km from the medieval city of Lucca and close to the long sandy beaches of the Versilia Coast, whilst also being an hour's drive from Florence.
The Estate consists of eight main buildings: the Villa, the Dependance, the Studio, La Madonnina, the Large Limonaia, the Small Limonaia, and Boccellina, enjoying approximately 2,500 sq m of living space set amongst 14 ha of land, mostly cultivated with olive trees.
Each building has been recently restored to high standards, offering all modern comforts, while maintaining the charm of a historical residence.

Villa Boccella
The main building, Villa Boccella, is a charming renovated 17th-century villa, built as a summer residence to enjoy the cooler countryside during the hot summer months.
The property houses 12 bedrooms, 9 bathrooms, a bespoke Barthel kitchen, and 5 reception rooms, including a library, a music room, and a ballroom.

Dependance
Originally used as a coach house, the Dependance is now a bright and attractive independent property. The building comprises 8 bedrooms, one of which is on the ground floor and one annexe with its own entrance, and a large laundry room in the basement.
A very special feature is the large professional kitchen designed by Barthel of Florence, currently used for cooking courses, which could also be adapted as a small restaurant. Outside is a charming covered loggia, a perfect spot to sip an Italian coffee or for al fresco dining.
Over the past 20 years, the Dependance has not only been enjoyed by family and guests, but it has also hosted a variety of activities held by yoga teachers, tutors in wellbeing, artists, garden designers, and photographers.

Studio
Just a few steps away from the Dependance is a splendid modern Studio, housed in an old hay barn.
With a 70-guest capacity, the Studio can be used as a conference room, for hosting meetings, workshops, yoga, and art classes, or for showing films. Below are rooms for storing oil, keeping a small truck, and other agricultural tools. Just opposite sits the estate manager's office.

La Madonnina
From the Dependance one can walk past the yoga garden and agricultural area through the olive grove up the pine walk and after five minutes one comes to La Madonnina. Recently restored from a modest shepherd’s cottage into an elegant and well-arranged south-facing villa set in landscaped gardens, La Madonnina sits at the top of the Boccella Estate and enjoys sublime views across the valley towards Lucca. The property is accessed by a private driveway and features two reception rooms, three bedrooms, a large terrace, and a splendid swimming pool. Embedded with a sense of privacy and tranquility, La Madonnina is a sought-after rental property all year round.

Large Limonaia
The Large Limonaia was once an agricultural building used to store the estate’s produce, including vast barrels of oil and wine. It is now a spacious 5-bedroom property with its own entrance and driveway, a swimming pool, and gardens filled with jasmine and roses.

Small Limonaia
Set across the orchard from the Large Limonaia, the Small Limonaia provided winter storage for the lemon trees on the estate. Today it is a charming 3-bedroom property composed of a large ground-floor kitchen, a dining and sitting room with a games room, and a cantina.

Boccellina
Set at the entrance to the Boccella Estate, the Boccellina consists of a ground-floor apartment with three bedrooms, a kitchen, a garden, and a self-contained garage. Above this, there is a 3-bedroom accommodation, a sitting room, a dining room, and a kitchen with access to its own garden and swimming pool.

Property Informations

Bedrooms: 37	**Bathrooms**: 30
Rooms: 25	**State of maintenance**: Prestine
Floor: Building	**indipendent heating**: indipendent
Garden: Private	**Kitchen**: Large kitchen

Features

Period	Restored	Rural
Land: 14000 □	Swimming pool	Secondary accom
Outbuildings	Staff accomodation	Utility Rooms

















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