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

Villa for Sale in Lucca
San Macario in Piano
€ 1.500.000
Ref. A453



600 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 14

Nestled in the Lucca countryside, in a quiet residential area, just 5 km from the historic centre of Lucca, in the lands of the Via Francigena among parish churches and abbeys, Historic villa dating back to the 1700s, with a small annexe used as a storage room/tool shed of about 20 square metres, a garden of about 5000 square metres and an above-ground swimming pool (8.5 x 5 metres).
The villa was built in the 18th century on the ruins of a hospital, part of the Church and Hospital of San Jacopo alle Bertraie, dating back to the 11th century, along the famous pilgrimage route “Via Francigena” to Rome. Of historical importance, it has had famous previous owners such as Paolina Bonaparte and the aviator Carlo Del Prete.
The villa, measuring approximately 600 square metres over three floors, is composed as follows: the ground floor, currently used as guest accommodation, measures approximately 80 square metres and consists of a living room with fireplace, kitchen/tavern with wood-burning oven, room actually used as a bedroom, and bathroom, as well as a cellar and garage. On the first floor, accessed via a beautiful staircase, there is an entrance hall, dining room, kitchen with terrace for summer dining, living room, lounge/study and bathroom. The property is completed by four bedrooms, a large billiard room, where it is possible to create an additional bedroom, and two bathrooms on the second floor.
The villa has been renovated preserving the last renovation dating back to the early 20th century, including the internal Carrara marble staircase in Art Deco style, terrazzo and terracotta floors, wooden ceilings on the second floor, a French Rococo fireplace from the 1700s, and additional fireplaces in Carrara marble and local stone. The advantage of this villa is that it is not isolated: local shops are within walking distance, and Lucca can be reached by bicycle, travelling along the Serchio river.

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Certification

Energy Certificate: G

IPE: 167.659 kwh/□

Property Informations

Address: S.Macario in Piano

Bedrooms: 5

Bathrooms: 4

Rooms: 14

State of maintenance: Good

Floor: Building

Total of floors: 3

Car park: Uncovered

Age: 1700

Garden: Private, 5.000 sq.m

Kitchen: Large kitchen

Features

Terrace	Period	Restored
Rural	Land: 5000 □	Swimming pool
Outbuildings	Utility Rooms	

















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