

Development for Sale in Lucca

Price On Application

Ref. A653



380 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 10

The Forci Estate is a majestic estate immersed in the Tuscan countryside and overlooking the city of Lucca, the Ligurian sea and the Apennines

THE ESTATE

The estate includes eleven farmhouses, each one differing in size and each with its individual characteristics. Each property will be sold with several hectares of farmland and comes with an approved renovation project following specific eco-sustainability requirements.

Villa di Forci, the heart of the estate, is surrounded by a farm, a large courtyard with additional buildings and two hamlets on the western crest of the estate, where accommodations will be developed for rent. The farm will include a farm to table restaurant, a farm shop, an art space, a church for concerts and special ceremonies and more.

There are plans for a holistic healing sanctuary programmed to mirror the regenerative principles and practices of the land. Following the philosophy of transformation, mind and body healing, healthful nutrition and new consciousness - from "soil to cell". The activities will be housed within several re-purposed historic farm buildings and renovated farmhouses near the Villa.

REGENERATIVE AGRICULTURE

For centuries the Forci Estate has been strongly characterised by its agricultural imprint.

This will include biodynamic vineyards, organic olive groves, permaculture design and regenerative agriculture.

The philosophy behind the project is to bring new life to the farming estate through sustainability and circular economy concepts. By following the principles of regenerative agriculture and "re-booting" the Forci farm in a smart way based on permaculture design, we aim to create and maintain a self-sustaining ecosystem with as little human interference as possible.

Biodynamic wine, biological olive oil, new antique fruit orchards, "food forests" designed on the basis of permaculture, and slowly introducing freerange farm animals will support the family's effort to find the right balance in order to give back more to nature.

VINEYARDS AND OLIVE GROVES

For centuries, wine and olive oil have been the pillars of the Forci farming estate. The main focus of the Forci philosophy is to enrich the soil in order to get the best outcome for all the estate's regenerative agricultural activities.

More than 4000 olive trees spread out over the Forci farm estate will produce the highest quality biological olive oil and olives.

The 7 ha of vineyards will be slowly increased, and treated accordingly to the principles and practices of bio-dynamic viticulture until the right balance has been found.

With our talented and passionate team of biodynamic viticulturists and experienced winemakers, the estate aims to create a new generation of delicious, innovative and carefully crafted wines.

THE FIRST THREE FARMHOUSES FOR SALE

1. SEGALATO & SORGENTE

Segalato is a former hunting lodge and Sorgente is the neighbouring farmhouse.

Segalato will provide a spacious living area with a kitchen, five double bedrooms, and eight bathrooms for a total of 650 sq m of surface area.

Sorgente, once renovated, will comprise a living area, a kitchen, four double bedrooms, and five bathrooms within a total of 560 sq m of surface area.

The buildings are surrounded by approximately 4 ha of land with a swimming pool and vast panoramic views.

2. PALAZZINA

Palazzina is a historic farmhouse surrounded by approximately 1 ha of land, a swimming pool and panoramic views.

Once renovated, the 380 sq m of surface area will consist of a living area, a kitchen, four double bedrooms, and five bathrooms.

3. CAPECCHIO

Capecchio is an historic farmhouse comprising a main house of approximately 525 sq m and an annex used as a studio of approximately 25 sq m.

Once renovated, the main building will have a living area, kitchen, five double bedrooms and six bathrooms.

The whole property will also include approximately 2 ha of land and a swimming pool with panoramic views.

Subject to unit specification, EPC will be available upon completion of the project.

Property Informations

Address: Lucca

Postal code: 55100

Bedrooms: 4

Bathrooms: 5

Rooms: 10

Features

Period	Restored	Conversion project
Rural	Land: 10000 □	Vineyard
Swimming pool	Secondary accom	Outbuildings
Staff accomodation	Utility Rooms	



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