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

Villa for Sale in Lucca
€ 16.000.000
Ref. A699



2.000 sq.m | Bathrooms: 10 | Bedrooms: 9 | Rooms: 20

This imposing historical Villa, dating back to the 17th century, originally built by the renowned Diodati family, is located in the hilly area north-east of Lucca, a few kilometers from the village of Matraia. The main characteristic of the property is its dominant position, which makes the Villa extremely panoramic.
The park, of about 1 hectare, that surrounds the property, is completely fenced off with stone walls and contains beautiful centuries-old trees.
The villa, measuring approximately 2000 sqm, is on three floors, internally connected by two lifts, and is currently being renovated. Consolidation and earthquake-proofing work has been carried out, new roof with maintenance anchorage system and cork wood insulation, new gutters and drains, and anti-radon barrier on the ground floor. Where possible, some original features such as the terracotta floors and masonry vaults have been retained, and where not possible, valuable materials such as marble, oak wood and, for the service rooms, Ariostea porcelain stoneware have been used.
The Villa has been divided into two separate wings, each with its own staircase and lift, and then rejoined by the large central area, and is composed as follows: in the East Wing, designed as a primary family residence, you will find three bedrooms, the master bedroom with separate his and her bathrooms, separate wardrobe room, two offices, a kitchen, breakfast and dining room, living room, reading room, and a beautiful reception area.
A private wellness centre with spa and indoor swimming pool is also located in the centre of the Villa.
The West Wing, designed to accommodate guests, consists of five suites, a staff flat, laundry area, kitchen and dining room
The Villa also has a technical kitchen, wine cellar with tasting room, massage room, heated indoor pool, with waterfall, whirlpool, counter-current swimming, and automatic cover, a sauna, Jacuzzi, living room with relaxation area and fireplace, and in the back area of

the Villa are the technical rooms for electrical and heating systems, and a laundry room.
Finally, the property also boasts within the park, a lemon house and a garage/tool shed - possibility to build a swimming pool.
Beautiful property, which the purchasers will be able to customize and choose the finishes according to their own liking, to be added to the purchase price.
"CGI's are for illustration purpose only".

Property Informations

Postal code: 55100	**Bedrooms**: 9
Bathrooms: 10	**Rooms**: 20
State of maintenance: Good	**Floor**: Building
Total of floors: 3	**indipendent heating**: indipendent
Car park: Covered	**Age**: 1600
Garden: Private	**Kitchen**: Large kitchen

Features

Period	Village	Rural
Land: 12870 □	Secondary accom	Staff accomodation
Utility Rooms		

















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