



# Historical villa: for sale in Lucca

## San Macario in Piano

### € 800.000

### Ref. CBI129-1788-130006



**660 sq.m. | Bathrooms: 3 | Bedrooms: 8 | Rooms: 20**

AMELIA VILLA

Exclusively for sale, just 6 km from the historic center of Lucca in San Macario, we offer a charming real estate complex consisting of a spacious seventeenth-century villa, a large lemon house with private garden, a barn, and a park inside the property of about 7,000 square meters and agricultural land of about 1.5ha a few steps from the villa.

The villa has an area of about 660 m<sup>2</sup>, spread over 3 total levels, floors in antique terracotta, the presence of typically Tuscan elements and is decorated in various rooms with precious paintings dating back to different periods.

It is made up as follows:

On the ground floor there is a large entrance hall, eat-in kitchen, service bathroom, utility room, small church/oratory, cellar and garage for storage use.

On the first floor (accessible from both an internal and external staircase) there is an entrance hall, large and bright living room, dining room, 4 bedrooms, bathroom, closet

On the second floor: living room, kitchen, 4 bedrooms, study, 2 closets, bathroom.

**Forte dei Marmi**

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A few steps away from the villa we find another building, a charming lemon house of about 170 sq m on one floor with important heights and an adjacent barn of about 80 sq m on two floors.

The lemon house and the hut need major maintenance and restoration work.

The property is suitable for a private and representative residence as well as it can be used as a tourist accommodation business or otherwise given the large outbuildings available.

The property is located in a very peaceful and quiet position, the center of Lucca can be reached in a few minutes by car or by bicycle. Pisa and Florence airports can be reached very easily and the sea is also only half an hour away by car.

\*For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity\*

## Certification

**Energy Class:** G : 175 kwh/□

## Features

Property ID: CBI129-1788-130006	Contract: Sale
Categoria: Historical villa:	Address: via delle gavine, 1200
Zip Code: 55100	Municipality: Lucca
Zona: San Macario in Piano	Total sqm: 660 sq.m.
Bedrooms: 8	Bathrooms: 3
Rooms: 20	Internal condition: Good
Floor: Buildings	Total floors: 3
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1600	Current Status: Available after the deed of sale
Garden: Private, 7.000 sq.m.	Sea distance: 20.000 meter
Kitchen: Regular Kitchen	



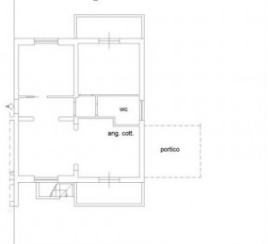








*Esempio Planimetria*



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