



# **Villa for sale in Lucca Pieve Santo Stefano € 1.490.000 Ref. CBI129-1788-130058**



**700 sq.m. | Bathrooms: 7 | Bedrooms: 6 | Rooms: 20**

This sumptuous and refined villa stands in one of the most prestigious areas of Lucca, nestled in the hills a few kilometers from the city center, guaranteeing an environment of luxury and tranquility with easy access to the main services.

With a total area of approximately 700m<sup>2</sup> across four floors, the residence has 7 bedrooms and 7 bathrooms, offering a living experience of the highest standard.

Characterized by large open spaces and generous environments, the villa integrates harmoniously into a private garden of approximately 6000 m<sup>2</sup>, embellished with a splendid swimming pool and a relaxation area set among the lush vegetation. In addition, there is a tennis court, currently under renovation.

The main entrance is through a large reception hall, surmounted by a majestic double staircase. The central hall, large and bright, directly overlooks the swimming pool, while on the sides there are two spacious rooms, one used as a dining room with fireplace and the other as a living room with another fireplace.

The first floor houses the sleeping area, with two bedrooms, two bathrooms and three rooms with bathroom, as well as a further storage space. A large porch offers panoramic views of the surrounding nature and the swimming pool, accessible from every room.

A staircase leads to another sleeping area on the upper floor, consisting of two bedrooms with ensuite bathroom. The floor below houses a spacious, fully equipped kitchen with a large table and a fireplace, with direct access to an outdoor dining area.

Furthermore, we find a bathroom, a hallway and three bedrooms, one of which is a service room with ensuite bathroom, and a large versatile room to be used according to preferences.



The villa stands out for its fine finishes, including marble, artistic majolica and wood, and elegantly crafted furnishings. Ample outdoor parking space and garage availability complete the comforts of this extraordinary home.

\*For privacy reasons the address in the form is indicative and the property is still located in the immediate vicinity\*

## Certification

**Energy Class:** G

**EPglnr:** 178.00 kwh/□

## Features

Property ID: CBI129-1788-130058

Contract: Sale

Categoria: Villa

Address: via piana, 1620

Zip Code: 55100

Municipality: Lucca

Zona: Pieve Santo Stefano

Total sqm: 700 sq.m.

Bedrooms: 6

Bathrooms: 7

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Total floors: 4

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1982

Current Status: Available after the deed of sale

Terrace: Present

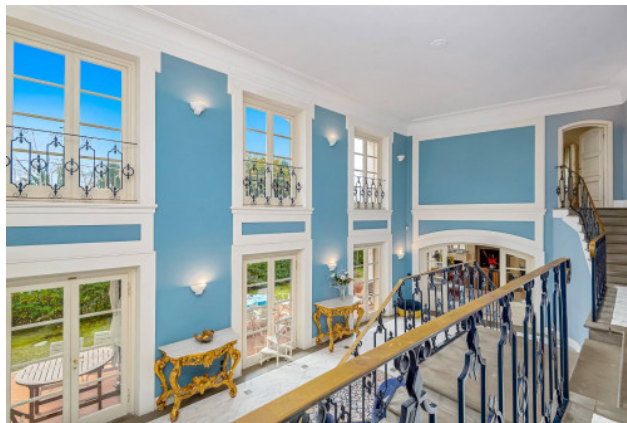
Garden: Private, 6.000 sq.m.

Sea distance: 25.000 meter

Kitchen: Regular Kitchen

Garage: for two cars





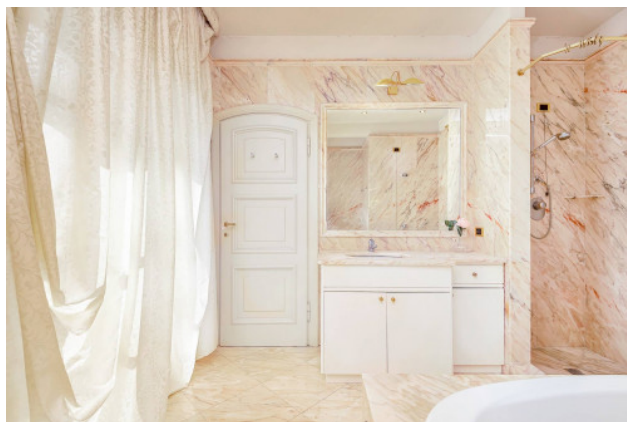




















**Forte dei Marmi**

Via Idone, 3 - Forte dei Marmi (LU) - (+39) 0584 1532273  
 fortedeimarmi@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962