

SANTANDREA

luxury houses



AGENCY
Firenze

VIA
Piazza della Repubblica
,6

TEL. 055/4633502

RIF: 1503827

PRICE: 2.500.000
EURO

SURFACE: 850
SQUARE METRES

Villa 850.00 square metres in Lucca

Immersed in the splendid Lucca countryside, this splendid luxury residence is for sale. The property, a historic villa dating back to 1634, underwent a thorough and complete renovation in 2009 that restored all the charm of the time. The property, for a total of 600 square meters, is spread over three floors, one of which is a basement and is composed as follows: in the basement, we find several rooms including two already set up as a tavern area with kitchen and a service. On the ground floor there is the living area with a large entrance hall which is accessed by a beautiful stone staircase, a kitchen with access to the garden, a large dining room, two bedrooms and two bathrooms. On the first floor we find the sleeping area consisting of three bedrooms and three bathrooms, with the possibility of creating a second kitchen. The property includes a large attic with a height of 1.90 m. The villa for sale is characterized by a beautiful driveway with a stone colonnade that crosses part of the wonderful property park, which surrounds the luxury residence with its 15,000 square meters of extension which include, on the back of the historic residence, a beautiful outdoor garden. 'Italian. The luxury residence also consists of a modern and elegant 250 sq m outbuilding spread over two floors. Inside there are two large living rooms, a kitchen, three bedrooms and three bathrooms. The luxury property is completed by a well for irrigation and state-of-the-art outdoor lighting and video surveillance systems. Possibility to build a swimming pool. *** LOCATION *** Famous for its historical monuments, it is one of the few capitals to preserve the historic center, rich in ancient structures from various eras, completely surrounded by a sixteenth-century wall that is overall intact and almost unchanged over the centuries. It is a notable city of art in Italy. The monumental historic center of the city has remained almost intact in its original appearance, thus being able to include various valuable architectures, such as the numerous medieval churches of considerable architectural wealth (Lucca has even been nicknamed the "city of 100 churches", due to the presence of numerous churches in its historic core, consecrated and not, present in the past and now in the city), towers and bell towers, and monumental Renaissance palaces of valuable stylistic linearity. The city also boasts suggestive urban spaces: the most famous is certainly that of Piazza dell'Anfiteatro, born on the ruins of the ancient Roman amphitheater by the architect Lorenzo Nottolini and unique of its architectural kind. The main artery of the historic city is the narrow and medieval via Fillungo, which brings together the major businesses of the city. Other suggestive squares are Piazza San Michele, the historic center of the city and Piazza San Martino, the religious center

Floor	Not Specified
Number of rooms	20
Number of bedrooms	8
Number of baths	8
Garden	Privato
Heating	Autonomous
Air-conditioning	Present

where the famous Cathedral of San Martino stands. Piazza Napoleone (also called Piazza Grande by the Lucchesi), was commissioned by Elisa Baciocchi during her Principality, demolishing ancient medieval buildings including a church. Adjacent is Piazza del Giglio where the homonymous theater overlooks, (Teatro del Giglio), which is to be counted as a traditional theater. Precisely because of this immense historical-monumental wealth, the proposal has recently been made to include the Walls of Lucca in the UNESCO World Heritage List. *** SERVICES *** Among the main art cities of Tuscany, the provincial capital, the city of Lucca offers the most varied services (from catering, to transport, to events), ranking among the cities livable at all times of the year.