



Lucca

Villa Toscana in una delle zone più esclusive.

The Villa is located in the surrounding hills of one of the best historical town in Tuscany Location: Gattaiola is a charming little village on the hill, 4 km south-west of Lucca and famous for some of the most beautiful villas in the Luccese area, Villa Rossi (16th century), Villa De Notter (16th century) and Villa Pera (17th century). It's also famous for the building next to "Casa Paradiso" which was a 12th century convent and its church, St. Andrew's which dates back to 1100 (<https://www.puccinilands.it/en/card/2092/santandrea-di-gattaiola>). Always been considered one of the most prestigious locations in Lucca, popular among actors and artists. The Villa has the view of Lucca and the Serchio river valley. It is surrounded by a park of olive trees in the green hills among the wonderful villas from the Renaissance. just a few minutes from the magnificent walls of Lucca. Immersed in the most refined countryside but very close to the city, this is what makes this place so unique. The location is strategic: only few km from downtown (4 km) - A11 toll booth of West Lucca is 2,5km away. In a short time you can reach the ocean in Versilia (Viareggio is 20km away and the beaches of Forte dei Marmi). Plus, the Garfagnana mountain and the Abetone ski runs are only at 1 hour car distance. The main cities are: Pisa a 18 km - Florence a 76 km - Siena a 140km The property, on 3 levels, houses 5 bedrooms and 4 1/2 bathrooms for a total surface of 375 square meters. In a pleasant and relaxed atmosphere, a fully fenced garden of 3,100 square meters surrounds the villa with its fragrant Mediterranean essences and ensures optimal privacy. The garden has natural terraces with centenary olive trees and can easily host a wonderful pool. Interior description: At the ground floor there is the main entrance. Through an internal staircase you reach the first floor where the main house is located. An elegant and refined living room with a big fireplace, a country style kitchen, a large hallway, three comfortable bedrooms and three bathrooms, this floor is surrounded by pergolas and large panoramic terraces from which you can admire the surrounding countryside up to the Apuan mountains. From the first floor there is access to a spacious attic which includes a large hallway and 2 double bedrooms with a small bathroom area. On the ground floor there is a large and bright lemon-house and a second apartment (with separate entrance) of 106,56 sqm with a bedroom, a bathroom. A little studio, a living room with a large fireplace and a kitchenette. The average height of this apartment is of 2,50 m At the lower ground floor there is a paved garage/cellar of 26,50 sqm and a spacious storage room. Exterior description: The park that surrounds the villa is about 3300 square meters and is very well kept thanks to the careful work of their trusty gardener. The land is characterized by large natural terraces cultivated for centuries with olive trees, in fact there are 92 plants of olive trees that produce an excellent oil. A precious terrace partly covered by a pergola surrounds the villa on two sides, one of which has a fireplace where, throughout the summer, the owners enjoy peaceful outdoor dinners. Current condition and finishes: The villa has maintained its architectural integrity dating back to the early eighties of the last century. It was designed and built in Tuscan style with taste and charm by a well-known Italian architect. The villa has the handmade terracotta floor laid diagonally, the original fireplaces, the elegant wood frames. The property has an excellent state of maintenance and is ready to live in. Regular annual maintenance is done by actual owners. The previous owner was a well-known architect (Arch. Carlo Spicciani), who build the house for himself and his spouse. Services: all the main domestic utilities are present and working such as the municipal aqueduct, electricity, oil heating with radiator system, the sewer is with IMHOFF dispersion system. Land area: 3100 sqm Total Floor space: 375 sqm Rooms: 11 Bathrooms: 4 and 1/2 Bedrooms: 5

BASE INFORMATION:

Rooms : 12

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