



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Fabbriche di Vergemoli (LU) Strada di Renato 10

### Property in Tuscany in the province of Lucca

Property located in a naturalistic setting of rare beauty in the heart of the Apuan Alps Park. With a total size of approximately 510 square metres and over 2.8 hectares of land, 1.8 hectares of which are wooded, this estate offers an unparalleled living experience.

The property, which is currently used as an agritourism, but which can also be converted into a private property, consists of three separate buildings, each with its own unique charm and equipped with exclusive facilities. The elegant flats within the buildings are designed to offer high-level hospitality, while the tasting room is ideal for breakfasts, events and tasting sessions.

The Manor House, built with fine local stone and on three levels with a total area of approximately 168 square metres, houses three sumptuous luxury flats.

The second building, with a surface area of about 150 square metres, houses the Common Area, a true oasis of relaxation surrounded by greenery, complete with a Spa with hydromassage, Turkish bath and emotional and massage showers. The third building, which is more recently constructed and covers an area of approximately 200 square metres, comprises five flats and a reception area. All the residential units, seven in total, enjoy a private entrance and an exclusive terrace, guaranteeing absolute privacy and tranquillity.

This extraordinary property is located in the vicinity of a picturesque medieval village, offering the opportunity to fully immerse oneself in the agricultural tradition and beauty of the surrounding nature. Its strategic position also allows easy access to the urban centres of Lucca, Pisa and Florence, renowned for their art, culture and traditions.

Services in the vicinity

Grocery and tobacco shop

Haberdashery and clothes shop

Post office

Bank with cash dispenser

This is a unique opportunity for those looking for a prestigious residence immersed in the tranquillity of the Tuscan countryside, without giving up the convenience of nearby services.

#### INFORMATION

Ref.	Toscana 992
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	20
Bedrooms	14
Bathrooms	10
Balconies + Terraces	
Floor	
Car Space	10
Box	

#### SQUARE METERS

Commercial	510
Garden	28000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Central	Energy source	LPG Heating		

## ACCESSORIES

Laundry room

Solar panels

Data network

Storage room

Video surveillance

## IMAGES







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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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