



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Capannori (LU) Via di Tiglio 618

### Charming historic villa near Lucca

This historic estate in Tuscany enchants with its aristocratic aura and picturesque location amidst the region's rolling hills. The eighteenth-century villa of approximately 750 sqm, once the residence of one of Tuscany's most illustrious families, stands majestically together with a restored 430 sqm farmhouse and a private chapel, forming a fascinating residential complex.

The villa, spread over three floors, retains the elegance of period architecture, with spacious lounges, sumptuous bedrooms and an ambience rich in history. The farmhouse, also lovingly restored, offers a cosy atmosphere with its bright double living room and bedrooms on the upper floor, while the private chapel adds a touch of spirituality with its original frescoes.

The exterior of the estate is a true natural paradise, with a vast 5-hectare piece of land containing an ancient park, olive groves and vineyards in production. The Italian-style garden with its sparkling swimming pool offers an oasis of relaxation and the panoramic views of the vineyards are simply breathtaking.

The farmhouse, recently renovated in a country chic style, exudes an atmosphere of warmth and authenticity, while the villa, although in need of some restoration work, retains all its period charm. This property offers endless possibilities for use, either as an exclusive residence or as a location for exclusive events or luxury holiday rentals.

With its strategic location, a short distance from Lucca and the Versilia coast, this estate truly represents an escape from daily routine, immersed in the timeless beauty of the

#### INFORMATION

Ref.	Toscana 555
Type	Sale
Category	Villa
Price	3,950,000.00
Annual Expense	
Year	1500
Energetic Class	D 120.21

#### NUMBER

Rooms	47
Bedrooms	12
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1700
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	View	Garden View
Garden	Private	Furniture	Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler



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Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Good
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile		

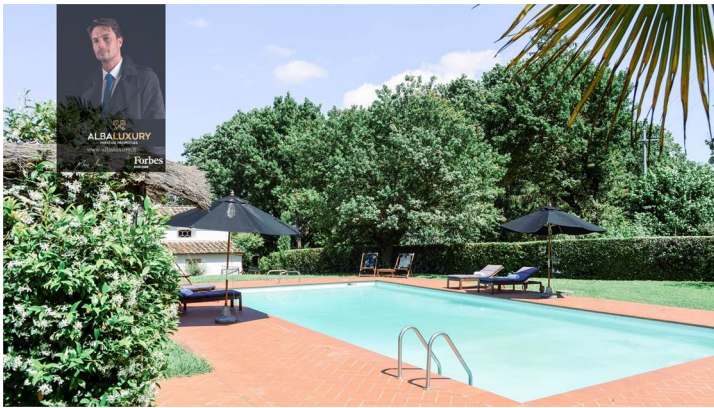
## ACCESSORIES

Antitheft

Air conditioning

Swimming pool

## IMAGES



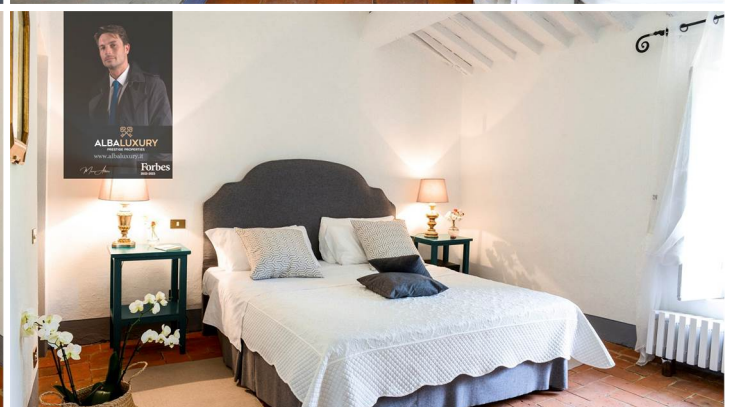
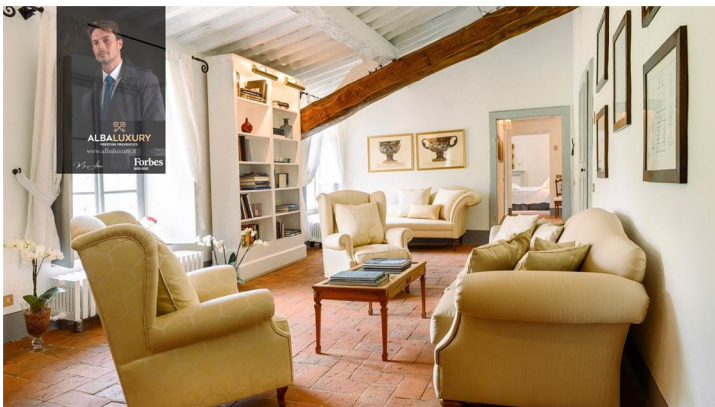


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