

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 Lucca (LU) Via della cappella 1898

### Splendid villa a few steps from Lucca

Situated in the picturesque hills of Lucca, a few kilometres from the historic heart of the city, this historic villa with swimming pool represents a rare investment opportunity. The property covers approximately 1400 sqm and includes the main villa of approximately 1200 sqm and two separate flats.

Restored with great attention to detail, the villa retains the charm of the past with all modern comforts.

The entrance to the villa, accessible through a private gate, features a double staircase leading to the main floor. Here there is a large living room with an antique fireplace, an elegant dining room, a second reception room, a study and a service room.

On the first floor is another spacious hall with a prestigious fireplace, a well-equipped kitchen, a laundry room, three double bedrooms and two bathrooms. The main living room leads to a frescoed loggia with great heights and elegant arches, perfect for al fresco dining. The sleeping area on the second floor comprises seven bright bedrooms, each with en-suite bathroom. The oldest part of the villa houses a further living area with panoramic views, currently used as a study. Not far from the main villa, the former church has been converted into a 90 sqm flat consisting of a living room, a kitchen, a bedroom and a bathroom. On the opposite side of the park is another 120 sqm annexe with a large living room and open kitchen, two double bedrooms and a bathroom with tub.

The property is immersed in a private plot of 10,000 sqm planted with olive trees, with approximately 110 plants, fruit trees and flower gardens. The swimming pool, located close to the villa, offers an oasis of relaxation and privacy. This historic villa is ideal for those seeking an exclusive residence in a serene natural setting, while maintaining proximity to the city of Lucca. Perfect for large families, special events or as an investment in a high-end property.

#### INFORMATION

Ref.	Toscana 333
Type	Sale
Category	Villa
Price	3,900,000.00
Annual Expense	
Year	1500
Energetic Class	D 112.21

#### NUMBER

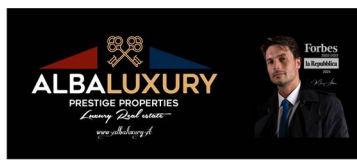
Rooms	20
Bedrooms	9
Bathrooms	10
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1200
Garden	10000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Garden View	Garden	Private	Furniture	Furnished



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

Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	LPG Heating
Hot Water	Independent	Cooling	Not Necessary	Fixtures	Wood
Doors	Discreet	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile		

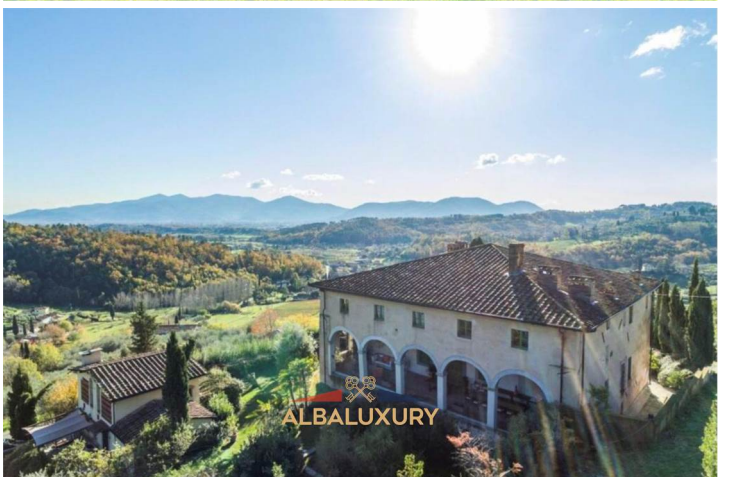
## ACCESSORIES

Antitheft	Fireplace	Chimney flue	Satellite system	Separate entrance
Laundry room	Swimming pool	Awning		

## IMAGES









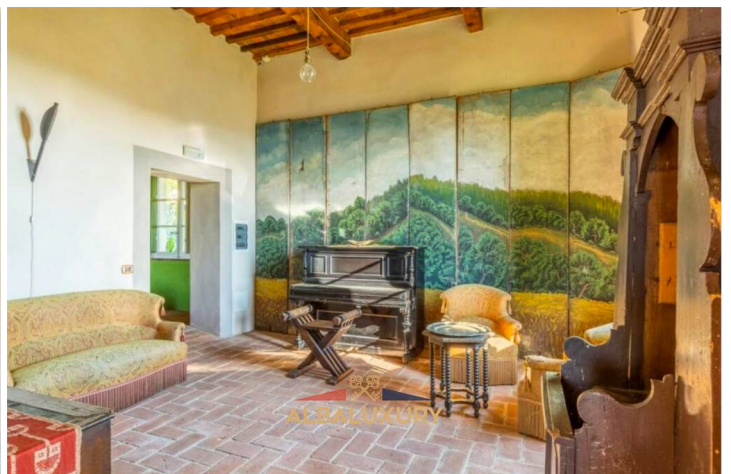
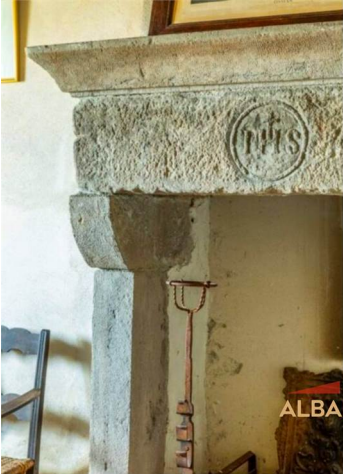
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



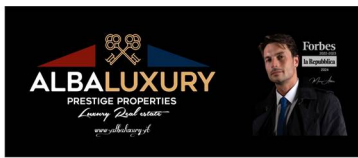












Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



**ALBALUXURY**  
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT