



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2126 – **VILLA AZZURRA**

## **HISTORIC VILLA, BOUTIQUE HOTEL FOR SALE IN LUCCA, TUSCANY**

**Lucca – Lucca – Tuscany**

[www.romolini.co.uk/en/2126](http://www.romolini.co.uk/en/2126)



**Interiors**  
1,120 sqm

**Bedrooms**  
10

**Bathrooms**  
14

**Land**  
5,000 sqm

**Swimming pool**  
200 sqm

A short distance from Lucca and just 30' from the Tuscan sea, elegant 18<sup>th</sup> century historic villa, currently working as a boutique hotel. The building (1,120 sqm) houses 10 elegant bedrooms, 11 bathrooms and a restaurant with professional kitchen, all immersed in a 5,000-sqm park dotted with secular and citrus trees. The guest can also enjoy an ample pool (200 sqm) and a convenient parking lot.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2126 – VILLA AZZURRA

**TYPE:** historic villa with park

**CONDITIONS:** restored (2015)

**LOCATION:** open and sunny

**MUNICIPALITY:** Lucca

**PROVINCE:** Lucca

**REGION:** Tuscany

**INTERIORS:** 1,120 square meters (12,051 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 10

**BATHROOMS:** 14

**MAIN FEATURES:** stone walls, parquet floors, *boiserie*, moldings, wallpapers, original stone fireplaces, double-glazing windows, balconies, elevator, restaurant inside a glass-walled gazebo, park with stream, swimming pool, guest parking area, automated gate

**LAND:** 5,000 square meters (1.2 acres)

**GARDEN:** yes, well maintained

**ANNEXES:** restaurant hall

**ACCESS:** excellent

**SWIMMING POOL:** yes, with irregular shape (200 sqm)

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** municipal network (energy class G)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (2km; 3'), Lucca (7km; 15'), Pisa (13km; 15'), Viareggio (28km; 30'), Camaiore (33km; 30'), Forte dei Marmi (38km; 35'), Pistoia (46km; 35'), Livorno (50km; 40'), Volterra (72km; 1h 20'), La Spezia (78km; 1h), San Gimignano (79km; 1h 30'), Florence (80km; 1h 10'), Volterra (99km; 1h 10'), Siena (144km; 1h 40'), Arezzo (53km; 1h 40'), Montepulciano (186km; 2h)

## CLOSEST AIRPORTS

Pisa Galilei (17km; 25'), Firenze Vespucci (72km; 45'), Bologna Marconi (154km; 1h 55'), Genova Colombo (168km; 1h 50'), Perugia San Francesco (236km; 2h 30'), Roma Ciampino (364km; 3h 35'), Roma Fiumicino (351km; 3h 35')



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## VILLA AZZURRA

A short distance from **Lucca** and just 30' from the **Tuscan sea**, elegant **18<sup>th</sup> century historic villa**, currently working as a **boutique hotel**. The building (1,120 sqm) houses 10 elegant bedrooms, 11 bathrooms and a **restaurant** with professional kitchen, all immersed in a **5,000-sqm park** dotted with secular and citrus trees. The guest can also enjoy an ample **pool** (200 sqm) and a convenient parking lot.

Services are all available nearby (2km; 3') and from the property one can reach the city center of Lucca in less than 15 minutes. Other notable cities of **Tuscany** are less than two hours away by car (Pisa, Viareggio, Forte dei Marmi, Volterra, San Gimignano, Firenze, Siena...).

## DESCRIPTION OF THE BUILDINGS

The **villa** (1,120 sqm – 12,051 sqft, 10 bedrooms and 14 bathrooms), recognizable by its blue façade with white windows, is laid over four floors. Entering the ground floor one ends up in a huge reception area for the guests: a stone staircase (or, alternatively, the elevator) leads to the other floors. On the left from the reception is a small studio/office space, while on the right is an ample living room with fireplace and a guest bathroom. The ground floor also houses two of the bedrooms (both with en-suite bathroom).

Through a glass-walled corridor one gets to the restaurant hall, built inside a stunning gazebo that closely resembles a winter garden. The restaurant is completed by a huge professional kitchen and two guest bathrooms.

On the upper floors of the building is the sleeping area, made up of eight elegant suites (four on each floor) fitted with sitting rooms, bathroom, gallery or balcony. The bedrooms are all unique in decorations and finishes, boasting colorful wallpapers with floral and geometric patterns, all completed by curtains and furniture studied in every detail.

The basement (380 sqm) includes the dressing rooms and bathrooms for the staff, a wine cellar, technical rooms and several storage rooms for the building.

## EXTERIORS

The villa, built in the mid-18<sup>th</sup> century in the typical style of the area, is surrounded by a lush 5,000-sqm park crossed by a lovely stream and dotted with secular trees, flowers and citrus trees filling the air with a very pleasant smell.

Not far from the villa is the pool, irregular in shape (200 sqm), completed by a wooden platform that could be equipped with gazebos for pleasant poolside breakfast.

The property is fully fenced and enclosed by a stone wall. Right after entering through the automated gate, a graveled apron offers an ample outdoor parking lot where the guests can conveniently leave their car.

## USE AND POTENTIAL USES

The building is currently working as a boutique hotel but it could be easily converted back into a private house if one is looking for a private residence, either for the whole year or just for the summer holidays, since the building is very close to the Tuscan coast.

## EXTERIORS PHOTOS



## INTERIORS PHOTOS

