

Ref. 2618 – **VILLA OTTAVIANO**[www.romolini.co.uk/en/2618](http://www.romolini.co.uk/en/2618)

## LUXURY PERIOD VILLA FOR SALE IN THE HILLS OF LUCCA, 40 MINUTES FROM THE TUSCAN SEA

**Lucca – Lucca – Tuscany****VIEW ON OUR WEBSITE****Interiors**  
1,549 sqm**Bedrooms**  
9+**Bathrooms**  
10+**Garden**  
10,290 sqm**Olive grove**  
2,580 sqm

On the hills of Lucca, in a very panoramic position, 16<sup>th</sup>-century stately villa with private park for sale. The property (over 1,500 sqm) is currently under renovation and will be delivered to buyers completed with the finishes of their preference. The 10,290-sqm park surrounding the villa is laid out in terraces and could accommodate a panoramic infinity pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2618 – VILLA OTTAVIANO

**TYPE:** 16<sup>th</sup>-century manorial villa

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,549 square meters (16,667 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 9+

**BATHROOMS:** 10+

**ANNEXES:** garage, orangery

**MAIN FEATURES:** brick walls, terraced garden, aristocratic chapel, vaulted ceilings, original fireplaces, lime plaster, oak and marble floors, wooden beams with terracotta tiles, radiation barrier, heat and sound insulation, indoor swimming pool

**EXTERIORS:** 12,870 square meters (2.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

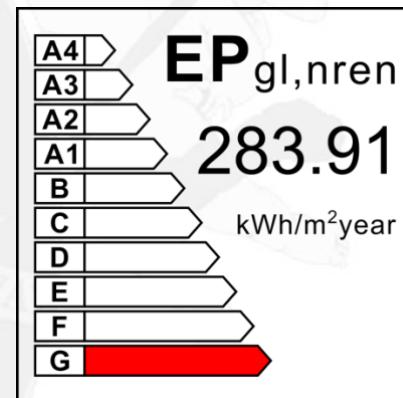
**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no, all electric + heat pump

**HEATING SYSTEM:** under the floor + fan coils



## CLOSEST CITIES AND TOWNS

Closest services (4km; 10'), Lucca (11km; 20'), Pisa (30km; 45'), Montecatini Terme (35km; 40'), Lido di Camaiore (40km; 45'), Viareggio (41km; 50'), Livorno (60km; 1h), Volterra (82km; 1h 40'), Florence (95km; 1h 25'), San Gimignano (127km; 1h 45'), Siena (150km; 2h), Montalcino (183km; 2h 30'), Montepulciano (187km; 2h 15')

## CLOSEST AIRPORTS

Pisa G. Galilei (47km; 50'), Firenze A. Vespucci (73km; 1h), Bologna G. Marconi (155km; 1h 50'), Perugia San Francesco (237km; 2h 40'), Roma Ciampino (365km; 3h 50'), Roma Fiumicino (380km; 3h 45')

## VILLA OTTAVIANO

On the hills of **Lucca**, in a very panoramic position, **16<sup>th</sup>-century stately villa** with **private park** for sale. The property (over 1,500 sqm) is currently under renovation and will be delivered to buyers completed with the finishes of their preference. The **10,290-sqm park** surrounding the villa is laid out in terraces and could accommodate a panoramic infinity pool.

The nearest amenities are found by driving slightly down the valley (about 4km by car) and the historic center of Lucca is about 20' drive away. The villa is close to the **Tuscan coast of Versilia** and centers such as Lido di Camaiore or Viareggio can be reached in less than an hour.

### DESCRIPTION OF THE BUILDINGS

The **manorial villa** (1,662 sqm – 17,883 sqft) is a majestic 16<sup>th</sup>-century building structured on three floors, connected by two convenient elevators. The structure has been fully consolidated and made completely earthquake-proof, including the addition of special frames to the openings. The roof was also replaced with a new and lighter wooden one (complete with a 14-cm thick cork insulation layer) also equipped with an anchoring system for maintenance. Gutters and drains were replaced with copper pieces. An anti-radon barrier has been installed on the ground floor.

- **Ground floor:** service entrance, wine cellar with adjoining tasting room, massage room, indoor pool with whirlpool and counter-current swimming, wellness center (Turkish bath, sauna, *Jacuzzi*), relaxation room, service kitchen, laundry, service bathroom, and technical rooms;
- **First floor:** employee quarters (living room with kitchenette, bedroom and bathroom), independent apartment (living area with kitchenette and bedroom with en-suite bathroom and walk-in closets), reading room, TV corner, reception hall, dining room with fireplace, breakfast room, professional kitchen, two offices and a chapel;
- **Second floor:** master suite with walk-in closet and two en-suite bathrooms, two small bedrooms with shared bathrooms, four bedrooms with private guest bathrooms, and common living room with service kitchen.

The property's fine finishes (such as masonry vaults and terracotta floors) have been preserved wherever possible, while where replacement work was necessary, fine materials such as oak beams and marble were used, as well as *Ariostea* porcelain stoneware for the service rooms.

The property is currently under renovation but buyers can choose the finishes to their liking and will receive the completed property based on their preferences.

A small **orangery** (33 sqm – 355 sqft) is located just below the wall and could be used as a tool shed and/or storage room.

Completing the property is a **garage** (27 sqm – 290 sqft) located adjacent to the villa and which could be easily converted into a pool house should they decide to build a swimming pool.

### EXTERIORS

The villa is surrounded by a **private park of 10,290 sqm (2.5 ac)**, entirely enclosed by a stone wall and arranged on various terraces that ensure excellent panoramic views of the surroundings of Lucca. The eastern portion of the park is all given over to a tree-lined garden with gravel paths and yards that ensure enough space to park several cars. There is the possibility of building a private infinity pool on the western side of the park to create a beautiful event area.

Outside the wall, just across the road that runs alongside the property, a 2,500-sqm plot of land hosts a number of **olive trees**.

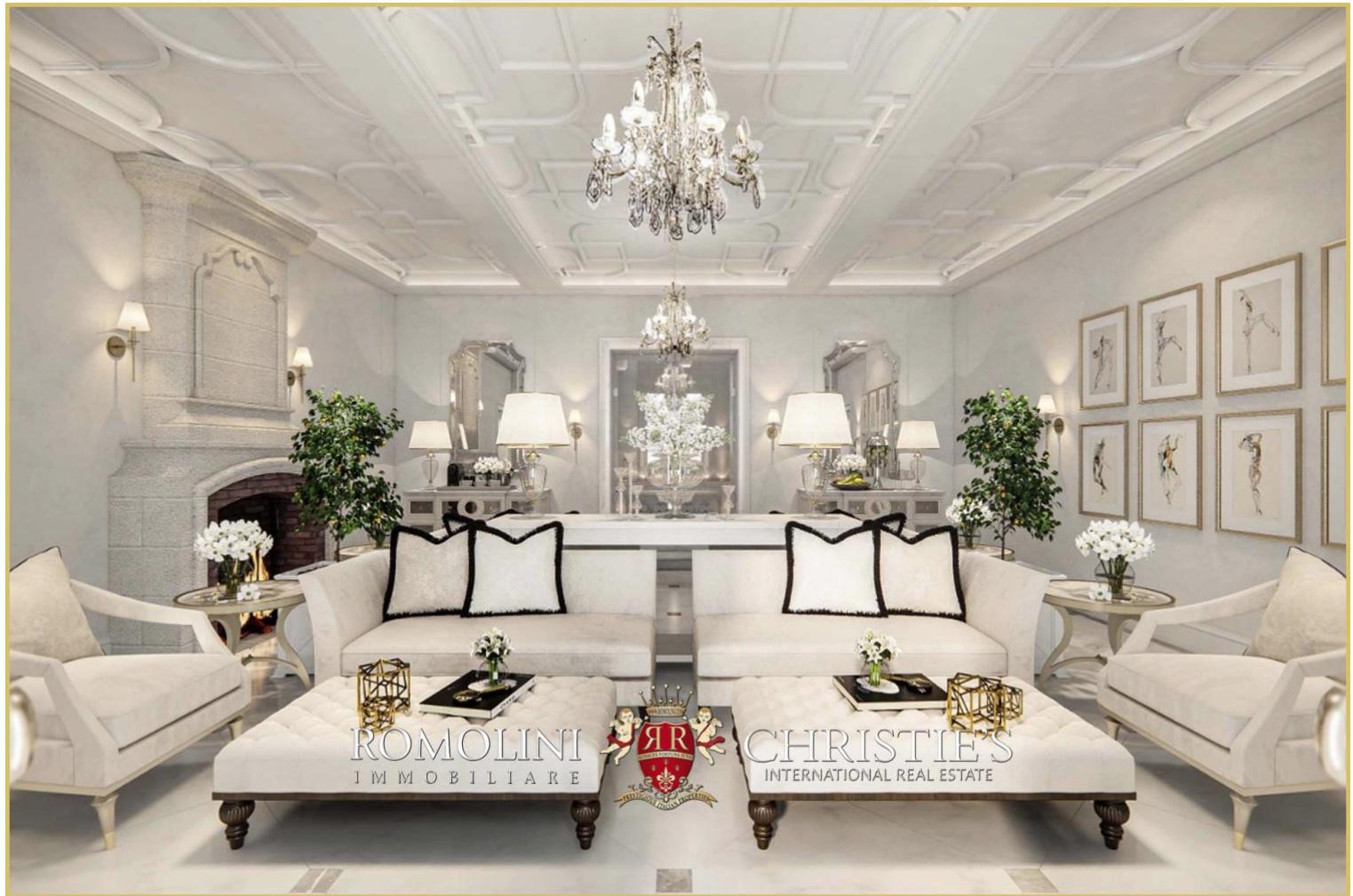




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