

Ref. 2661 – VILLA CAMAIORE

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## PERIOD VILLA WITH PARK AND POOL FOR SALE 15' FROM THE SEA, CAMAIORE, VERSILIA

Camaiole – Lucca – Tuscany

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**Interiors**  
1,390 sqm

**Bedrooms**  
9

**Bathrooms**  
10

**Park**  
12,140 sqm

**Swimming pool**  
18 x 9 m

On the hills of Lucchesia, not far from the beaches of Versilia, manorial villa with park for sale. The property (1,365 sqm) is in excellent condition, with fine finishes, and is currently operating as an accommodation business with 9 bedrooms. All around the building stretches a park with swimming pool and parking area for guests.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2661 – VILLA CAMAIORE

**TYPE:** period villa

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 1,390 square meters (14,956 square feet)

**TOTAL ROOMS:** 33

**BEDROOMS:** 9

**BATHROOMS:** 10

**ANNEXES:** no

**MAIN FEATURES:** historic property, terracotta floors, coffered and frescoed ceilings, *trompe-l'œil* frescoes, wooden beams, original fireplaces, park, Italian garden, guest parking area, swimming pool, tennis court

**EXTERIORS:** 12,140 square meters (3.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 18 x 9 m

**ELECTRICITY:** already connected

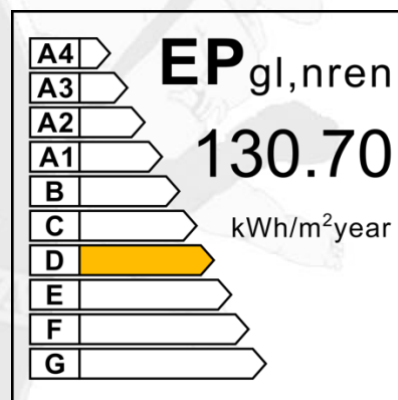
**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators



## CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Camaiore (5km; 5'), Lido di Camaiore (11km; 15'), Pietrasanta (13km; 20'), Forte dei Marmi (19km; 30'), Lucca (24km; 30'), Pisa (35km; 40'), Livorno (57km; 50'), Pistoia (77km; 1h), Volterra (105km; 1h 35'), Florence (112km; 1h 30'), San Gimignano (119km; 1h 55'), Siena (175km; 2h 10')

## CLOSEST AIRPORTS

Pisa G. Galilei (44km; 35'), Firenze A. Vespucci (102km; 1h 10'), Genova C. Colombo (156km; 1h 50'), Bologna G. Marconi (184km; 2h 10'), Milano Linate (265km; 2h 55'), Milano Malpensa (319km; 3h 30')

## VILLA CAMAIORE

On the hills of **Lucchesia**, not far from the beaches of **Versilia**, **manorial villa** with park for sale. The property (1,365 sqm) is in excellent condition, with fine finishes, and is currently operating as an **accommodation business** with 9 bedrooms. All around the building stretches a **park** with **swimming pool** and parking area for guests.

The villa is easily accessible by paved road and the nearest basic services are less than a kilometer from the property. Continuing along the road then leads to **Camaiole**, where all other secondary services are available. The seaside resorts of **Versilia** (Viareggio, Lido di Camaiole, Marina di Pietrasanta...) are less than a twenty-minute drive from the property.

## DESCRIPTION OF THE PROPERTY

The **stately villa** (1,365 sqm – 14,687 sqft, 9 bedrooms and 9 bathrooms) is a large stately building on four floors, decorated in the typical Lucchesia style: on the noble floors we find walls with trompe-l'œil frescoes and coffered and frescoed ceilings while on the top floor, once attics and servants' quarters, we find more spartan finishes such as terracotta floors and exposed wooden beams.

- **Basement:** historic cellars, wine room, kitchen (used for cooking classes and guest experiences) and bathrooms;
- **Ground floor:** reception hall, living room, dining room with kitchenette, dining room connected to the kitchen on the floor below and private office space;
- **First floor:** large central living room, master bedroom with en-suite bathroom, two suites consisting of bedroom with private bathroom and sitting room, guest bedroom with private bathroom and two bedrooms with shared bathroom;
- **Second floor:** bedroom with en-suite bathroom, two bedrooms with shared bathroom and large practicable attics very convenient as storage.

The building is surrounded by about **12,140 square meters of parkland** that includes an elegant **Italian garden** right next to the villa, a lawn area with shaded gazebos on the opposite side, the **18 x 9 m swimming pool** with terracotta solarium, a synthetic **tennis court**, and a large **parking area**.

Below the pool is a **pool house** (25 sqm – 269 sqft, 1 bathroom) with changing rooms, bathroom and technical room.

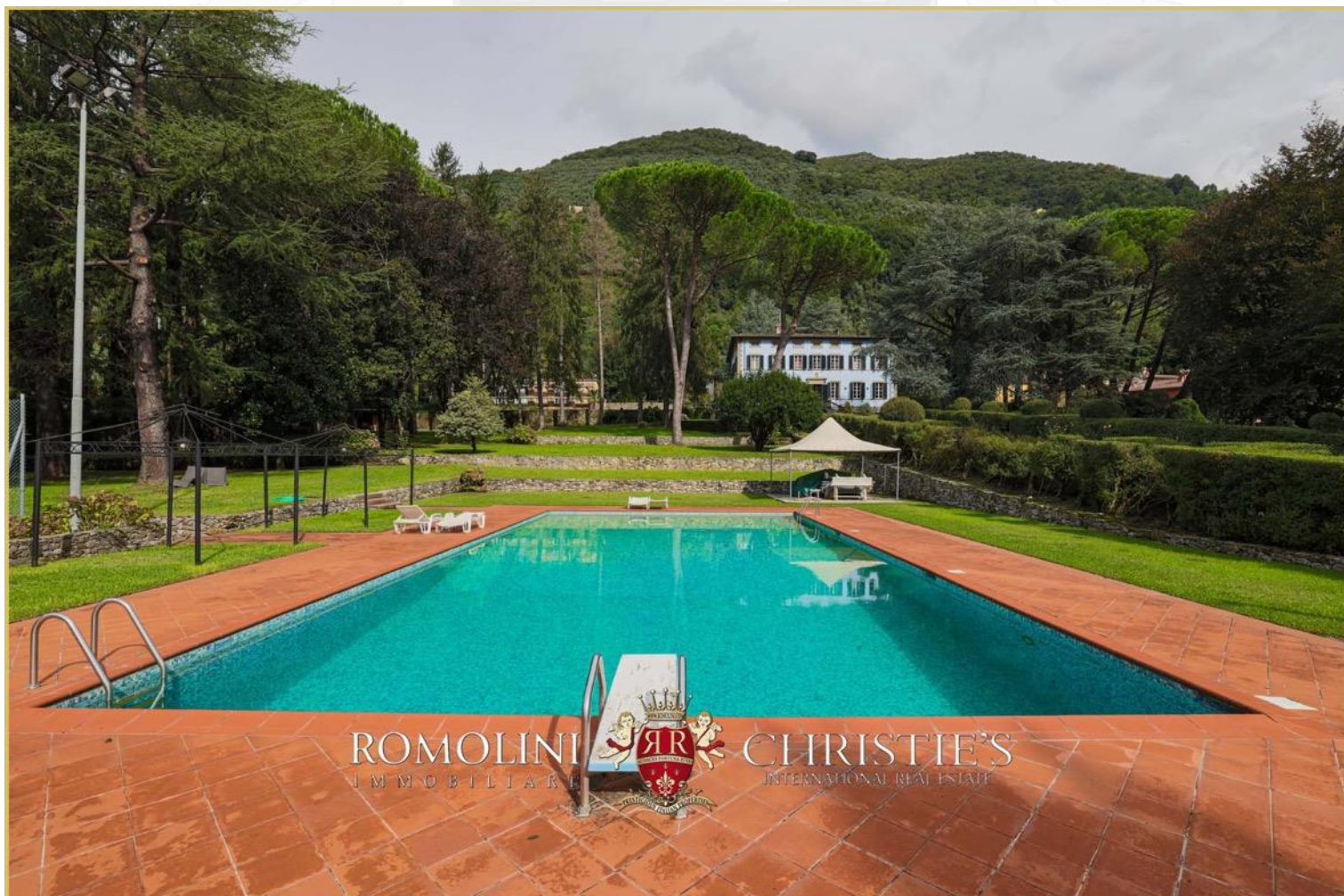
The park is entirely enclosed by a stone wall that ensures privacy and security: access is directly from the municipal road with an iron gate that opens onto a typical **tree-lined driveway** leading directly to the villa and the parking area.

















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