

Ref. 2911 – VILLA NICOLAO

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PERIOD LUXURY FRESCOED VILLA WITH PARK FOR SALE IN LUCCA, TUSCANY

Lucca – Lucca – Tuscany

**Interiors**
2,442 m²**Bedrooms**
14**Bathrooms**
11**Total land**
4.7 ha

Just outside Lucca, in an extremely convenient location, stately 16th-century villa for sale. The building, in excellent condition, is now used as a location for events but the generous interior dimensions and the presence of many rooms to be used as guest rooms make it very suitable as a luxury boutique hotel. The beautiful 4.7-hectare park surrounding the villa is dotted with tall trees that provide various shady oases for the summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 2911 – VILLA NICOLAO

TYPE: manorial villa

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 2,442 square meters (26,276 square feet)

TOTAL ROOMS: 40

BEDROOMS: 14

BATHROOMS: 11

ANNEXES: chapel, orangery

MAIN FEATURES: Renaissance villa, original frescoes, marble and terracotta floors, wooden beams, ample windows, balcony, frescoed loggia with arches, manorial chapel, park

EXTERIOR: 4.7 hectares (11.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 230.96 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), historical center of Lucca (4km; 5'), Pisa (17km; 25'), Viareggio (29km; 25'), Camaiore (31km; 30'), Forte dei Marmi (35km; 30'), Pietrasanta (36km; 30'), San Miniato (46km; 50'), Livorno (49km; 45'), Volterra (71km; 1h 25'), San Gimignano (79km; 1h 40'), Firenze (80km; 1h 15')

CLOSEST AIRPORTS

Pisa G. Galilei (36km; 30'), Firenze A. Vespucci (71km; 50'), Bologna G. Marconi (153km; 1h 50'), Genova C. Colombo (165km; 1h 50'), Roma Fiumicino (350km; 3h 40'), Roma Ciampino (363km; 4h)

VILLA NICOLAO

Just outside **Lucca**, in an extremely convenient location, stately **16th-century villa** for sale. The building, in excellent condition, is now used as a location for events but the generous interior dimensions and the presence of many rooms to be used as guest rooms make it very suitable as a **luxury boutique hotel**.

Less than a five-minute drive away are three supermarkets (*Penny Market*, *Conad*, *Eurospin*) and the junction of the **A11 highway** (Pisa–Florence). A little further away, approaching the center of Lucca, schools (from kindergarten to high school) and all other services (pharmacies, banks, post office...) are available.

The **manor house** (2,275 m² – 24,479 ft², 14 bedrooms and 11 bathrooms) is an imposing **Renaissance building** with a square plan, datable to the years between the **15th and 16th centuries** and structured on five levels:

- **Basement:** historic cellars, woodshed, ironing room, service kitchen and two small independent apartments suitable for staff (living area, kitchen, bedroom and bathroom);
- **Ground floor:** large reception room, library, beautiful frescoed loggia, kitchen, formal dining room and three bedrooms with private bathroom;
- **First floor:** reception hall, ballroom, four sitting rooms, three bedrooms and two bathrooms (the whole floor was frescoed in the 17th century);
- **Second floor:** living room, ample live-in kitchen, six bedrooms and three bathrooms;
- **Third floor:** partially habitable attics.

The rooms of the villa are entirely frescoed and decorated with remarkable wall paintings and still have most of the original finishes including the original marble and terracotta floors, vaulted ceilings on the lower floors and decorative relief elements.

The park also contains the **aristocratic chapel** (63 m² – 678 ft²), located a few meters from the villa, and an **old orangery** (104 m² – 1,119 ft²) that could be converted into a relaxation area.

The beautiful **4.7-hectare park** surrounding the villa (and partially shared with the adjacent dwelling) is dotted with tall trees that provide various shady oases for the summer. This space is also very suitable as a location for events and ceremonies due to the beautiful backdrop provided by the villa. Access to the property is through a gate located directly along the municipal roadway.







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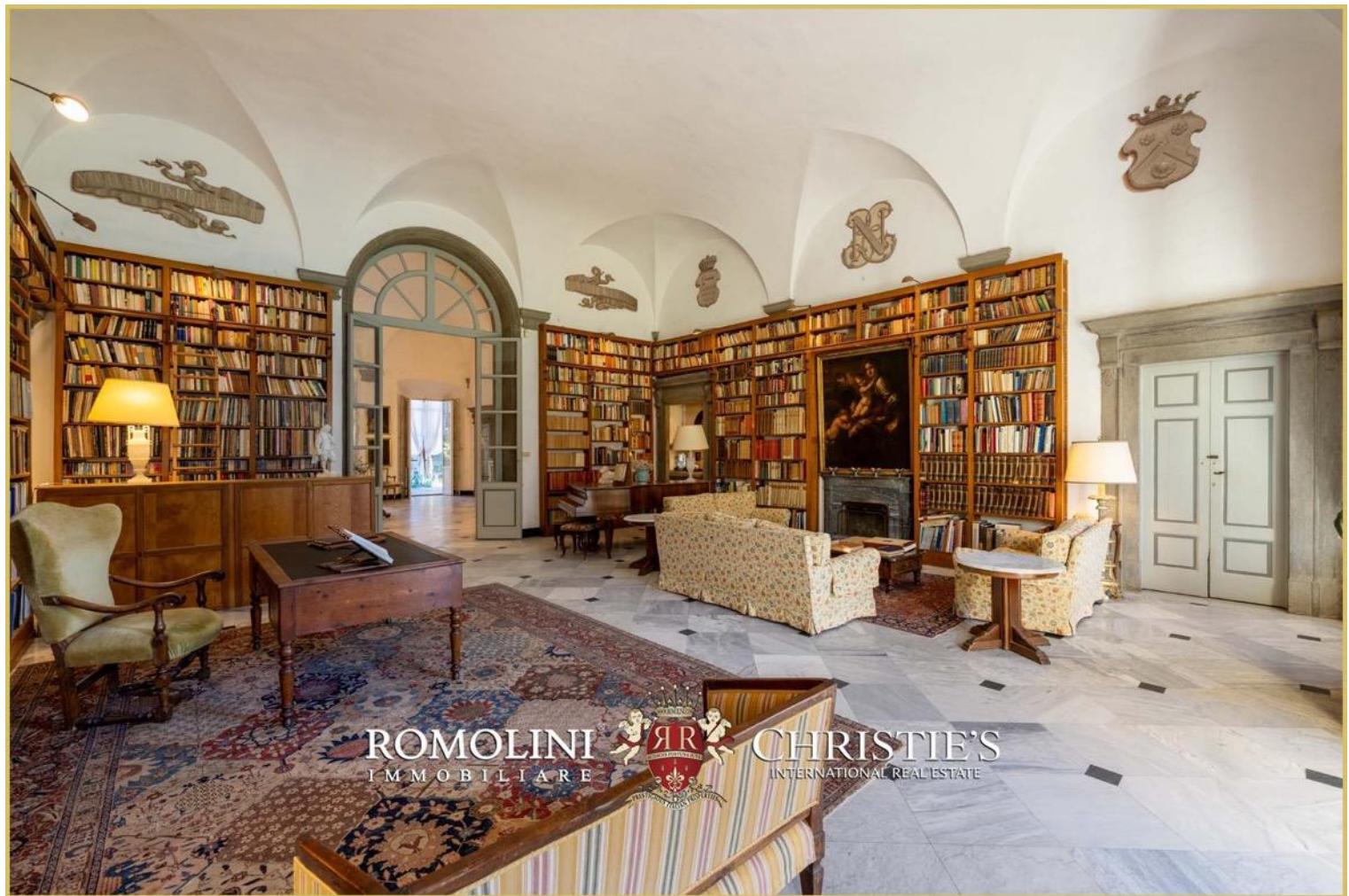
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