

Ref. 3040 – **CASALE LUCCA**

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COUNTRY HOUSE WITH TENNIS COURTS AND SWIMMING POOL FOR SALE IN LUCCA, TUSCANY

Lucca – Lucca – Tuscany



Interiors
630 m²

Bedrooms
11

Bathrooms
11

Total land
2.1 ha

Swimming pool
16 × 8 m

Immersed in the tranquility of the Tuscan countryside, just a few minutes from the historic center of Lucca and with a splendid view of the San Michele Church, this charming stone country house represents a perfect expression of Tuscan authenticity, where the charm of tradition meets contemporary comfort. Outside, the farmhouse is surrounded by a wooded park of 2.1 hectares that enhances the property's private atmosphere and offers pleasant views of the surrounding landscape.

SUMMARY OF THE PROPERTY

REFERENCE #: 3040 – CASALE LUCCA

TYPE: country house

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent

INTERIORS: 630 square meters (6,778 square feet)

TOTAL ROOMS: 30

BEDROOMS: 11

BATHROOMS: 11

ANNEXES: storage rooms

MAIN FEATURES: stone and brick walls, terracotta floors, exposed beams, fireplace, park, swimming pool, tennis courts, olive trees

EXTERIOR: 2.1 hectares (5.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16 × 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Lucca (5km; 10'), Pisa (15km; 20'), Pontedera (25km; 30'), Viareggio (30km; 20'), Camaiore (30km; 25'), Forte dei Marmi (35km; 25'), Marina di Pietrasanta (35km; 30'), Pietrasanta (40km; 30'), Livorno (45km; 40'), Volterra (70km; 1h 20'), La Spezia (75km; 50'), Florence (80km; 1h 10'), San Gimignano (125km; 1h 30')

CLOSEST AIRPORTS

Pisa G. Galilei (35km; 25'), Firenze A. Vespucci (70km; 45'), Bologna G. Marconi (150km; 1h 40'), Genova C. Colombo (165km; 1h 45'), Roma Fiumicino (350km; 3h 25'), Roma Ciampino (365km; 3h 30')

CASALE LUCCA

Immersed in the tranquility of the **Tuscan countryside**, just a few minutes from the **historic center of Lucca** and with a splendid view of the **San Michele Church**, this charming stone **country house** represents a perfect expression of Tuscan authenticity, where the charm of tradition meets contemporary comfort.

The house (588 m² – 6,326 ft², 11 bedrooms and 11 bathrooms) develops over three levels and preserves the typical character of rural homes, with welcoming, bright, and atmospheric spaces. The basement hosts the old cellars, ideal as storage spaces or for wine preservation. The rest of the farmhouse is divided into eight independent apartments (five on the ground floor, one on the mezzanine, and two on the first floor), a solution that makes it particularly interesting both as a prestigious private residence and as a charming accommodations facility.

- **Apt. N°1:** living room with kitchen, bedroom, and bathroom;
- **Apt. N°2:** living room with kitchen, bedroom, and bathroom;
- **Apt. N°3:** living room with kitchen, bedroom, and bathroom;
- **Apt. N°4:** living room with kitchen, bedroom, and bathroom;
- **Apt. N°5:** living room with loft, small kitchen, bedroom, and bathroom;
- **Apt. N°6:** living room, dining room, kitchen, two bedrooms, and two bathrooms;
- **Apt. N°7:** living room with kitchen, bedroom, and bathroom;
- **Apt. N°8:** entrance, living room with kitchen, and three bedrooms with en-suite bathrooms.

In front of the farmhouse, at basement level and hidden from view, are some **storage rooms** (42 m² – 452 ft²) which also include technical rooms for the building's systems.

EXTERIOR

Outside, the farmhouse is surrounded by a **wooded park of 2.1 hectares** that enhances the property's private atmosphere and offers pleasant views of the surrounding landscape.

The **16 × 8 m swimming pool**, secluded and elegantly integrated into the greenery, bordered by hedges, is the ideal place to relax during the summer season, while the **two tennis courts** complete the leisure spaces.

The garden is enriched with a rich tree heritage consisting of olive trees, fruit trees – including pears, mulberries, and cherry trees – as well as mimosa, a large walnut, and a majestic cork oak, elements that reflect the property's deep connection with the territory and Tuscan rural tradition.

Thanks to its secluded yet easily accessible location, flexible space distribution, and spacious outdoor environments, this property represents a rare opportunity for those wishing to realize an exclusive private residence, an elegant country house, or a refined hospitality establishment in the heart of Tuscany.

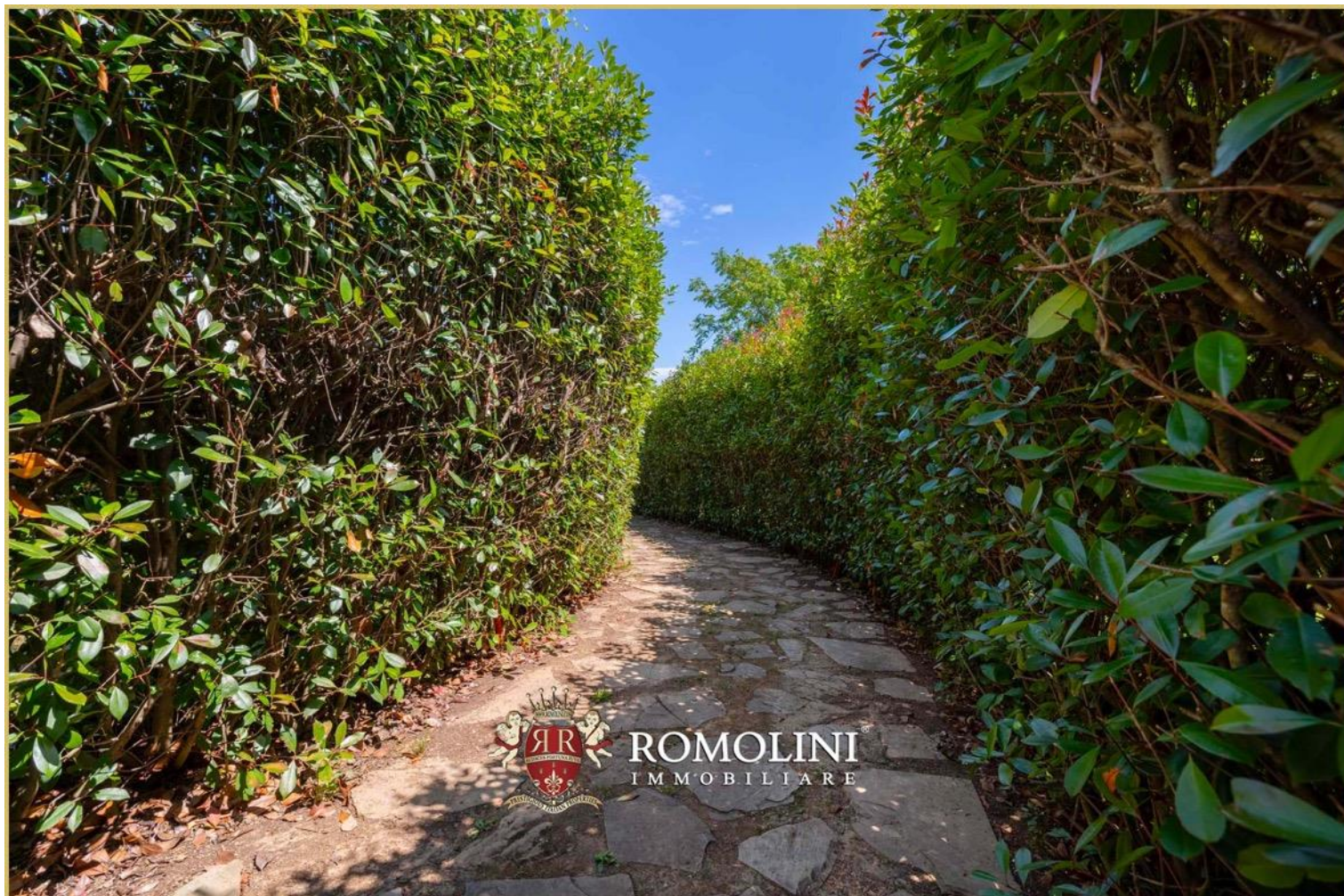










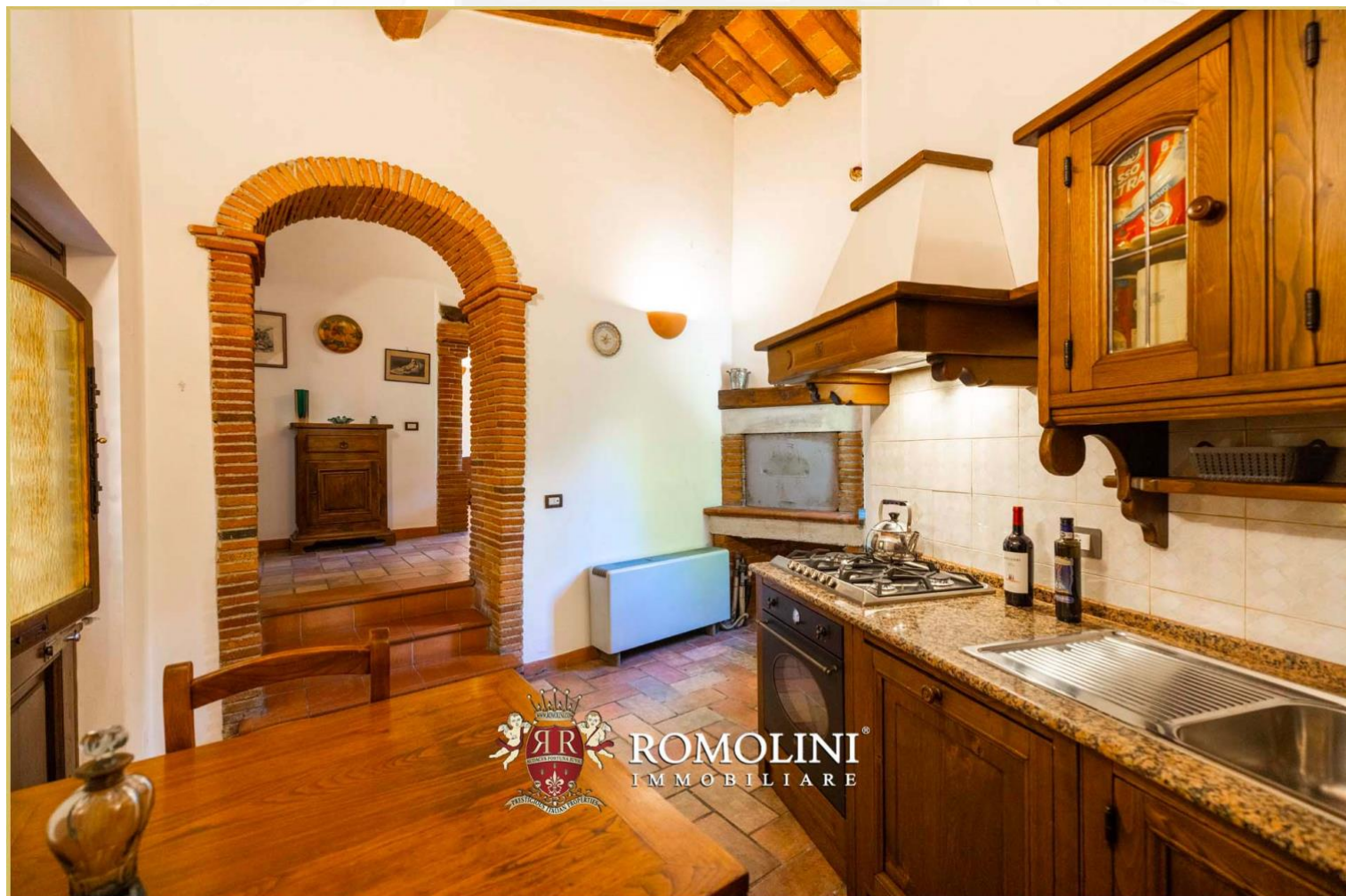


































































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