

FRESCOED PERIOD VILLA WITH PARK FOR SALE IN CAMAIORE, VERSILIA, TUSCANY

Camaiole – Lucca – Tuscany



Interiors
839 m²

Bedrooms
7

Bathrooms
5

Total land
X.X ha

A short distance from the renowned beaches of Versilia, in a quiet position in Pieve di Camaiole and with the Apuan Alps framing the landscape, stands this extraordinary historic villa, a charming residence where centuries of history, art, and landscape culture co-exist in an architecturally rare elegance. The origins of the property date back to the 16th century, while the configuration visible today is the result of subsequent transformations that took place between the 18th and 20th centuries. Over the centuries, the villa was enriched by a succession of decorated and frescoed rooms, each characterized by a specific artistic identity and a distinct decorative theme, creating a pathway through different eras and languages.

SUMMARY OF THE PROPERTY

REFERENCE #: 3090 – VILLA D'EPOCA CAMAIORE

TYPE: historical villa

CONDITIONS: habitable

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 839 square meters (9,028 square feet)

TOTAL ROOMS: 27

BEDROOMS: 7

BATHROOMS: 5

ANNEXES: lemon house

MAIN FEATURES: stone and brick walls, decorated flooring, wooden beams, early 20th-century frescoes, fireplaces, terraced garden, gazebo, decorative fountain

EXTERIOR: 8,800 square meters (2.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Camaiole (4 km; 10'), Pietrasanta (9 km; 15'), Viareggio (14 km; 20'), Massarosa (15 km; 20'), Lido di Camaiole (12 km; 20'), Forte dei Marmi (18 km; 25'), Lucca (30 km; 35'), Torre del Lago Puccini (25 km; 30'), Carrara (35 km; 40'), Massa (25 km; 30'), Pisa (35 km; 40'), Livorno (60 km; 55'), Castelnuovo di Garfagnana (45 km; 50'), Pontedera (60 km; 55'), Pistoia (60 km; 1h), San Miniato (65 km; 1h), Volterra (85 km; 1h 20'), Florence (100 km; 1h 25'), San Gimignano (105 km; 1h 30'), Siena (150 km; 1h 55'), Bologna (185 km; 2h 15'), Arezzo (175 km; 2h 10'), Montalcino (185 km; 2h 20'), Rome (360 km; 4h)

CLOSEST AIRPORTS

Pisa G. Galilei (40 km; 40'), Firenze A. Vespucci (100 km; 1h 25'), Bologna G. Marconi Airport (185 km; 2h 15'), Perugia San Francesco (200 km; 2h 35'), Genova C. Colombo (170 km; 2h 20'), Rome Ciampino (350 km; 3h 55'), Rome Fiumicino (370 km; 4h 10')

VILLA D'EPOCA CAMAIORE

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The ground floor opens with two mirror-image entrance halls, located respectively on the main and rear façades. The latter is now used as a billiard room. The level also includes an elegant dining room, a *fumoir*, a large kitchen with fireplace, a small dining area, a bathroom, and a cellar. The decorations of the rooms, created in the early decades of the 20th century, develop the theme of travel through representations of distant, even exotic landscapes, accompanied by refined floral motifs.

The noble floor constitutes the most representative level of the residence and is characterized by valuable 19th-century frescoes related to the Lucchese decorative tradition. Here are a large hall with a piano, three bedrooms (including the master bedroom with fireplace), two bathrooms, and a hallway. A cozy lounge, fully decorated and equipped with a fireplace, leads to the outdoor spaces, creating a natural continuity between the interior environments and the garden.

The second floor preserves another element of great artistic value: an important cycle of 18th-century frescoes entirely dedicated to the landscapes of Rome. The rooms develop around a central hall and include two bedrooms, a study, a bedroom with a bathroom, a room equipped with a kitchen, and a charming fully frescoed library.

The particularly **notable garden of 8,800 m²** is a fundamental component of the property's identity. Considered a true botanical heritage, it hosts numerous rare species and has been the subject of specialized studies. The park is organized on two levels, connected by a scenographic staircase, and features a large **central flowerbed** bordered by spherical boxwood. At the rear, there is a **pine forest**, while the upper level is embellished with a **fountain with a bronze sculpture**, elegant geometries according to the Italian garden tradition, and a fascinating secret passage.

Completing the property are a **gazebo** topped with a dome and the **ancient lemon house**, now organized as an independent space with a study, living area, bedroom, and bathroom.



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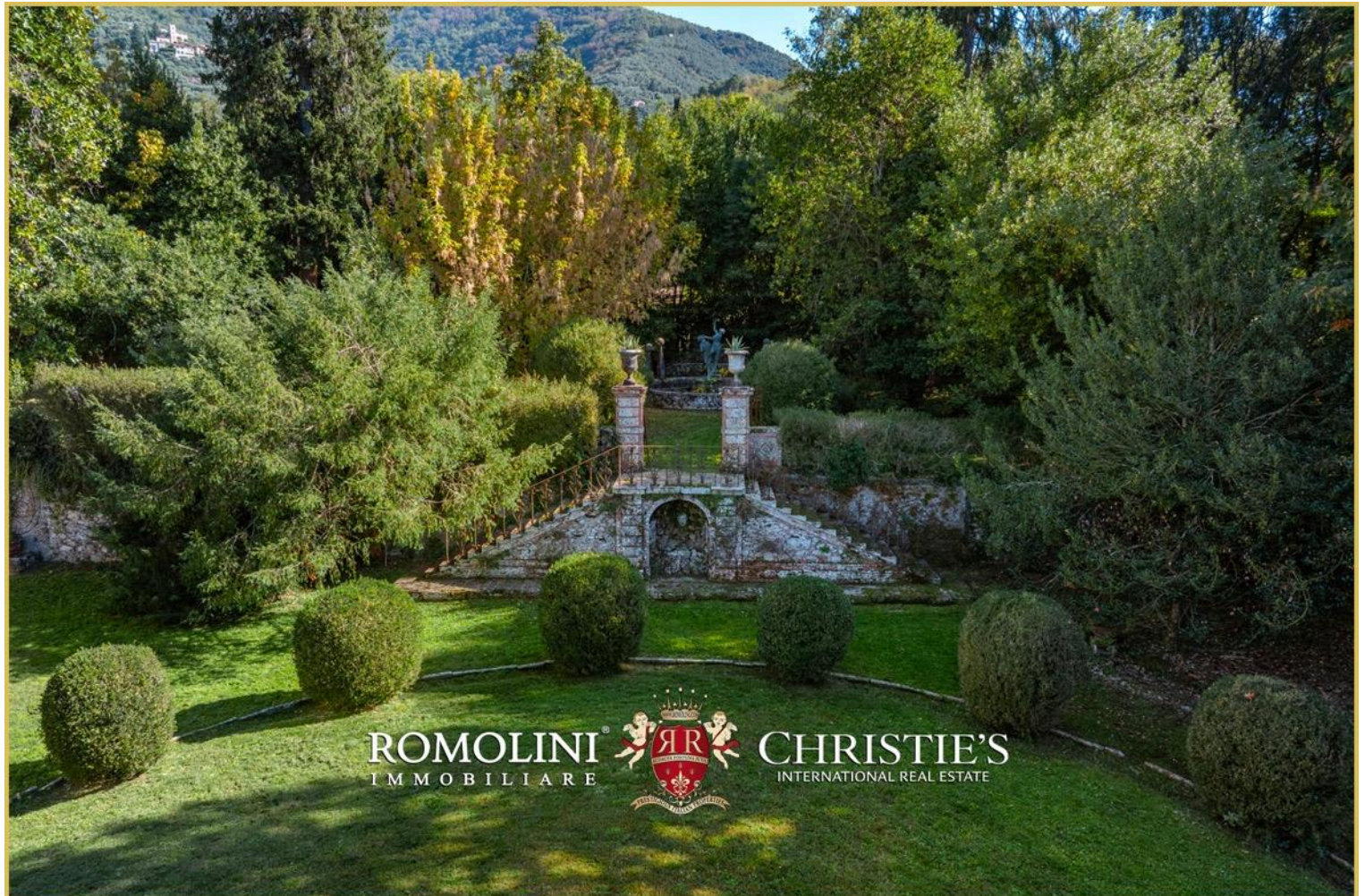
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