

Ref. 3106 – **VILLA PUCCINI**

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VILLA WITH SWIMMING POOL AND PRIVATE LAKE FOR SALE IN VIAREGGIO, TUSCAN COAST

Viareggio – Lucca – Tuscany



Interiors
1,742 m²

Bedrooms
22

Bathrooms
15

Swimming pool
25 × 10 m

Total land
10.5 ha

Olive grove
2.3 ha

On the hills of Versilia, not far from Viareggio and Lake Massaciuccoli, modern villa with pool and land for sale. The property is perfect as a private residence but the presence of additional buildings to be renovated offers great development potential for a tourist accommodation activity, also considering the proximity to the Tuscan coast. The house is located on the edge of a village with all services and is about 15 minutes from the sea and the city of Lucca.

SUMMARY OF THE PROPERTY

REFERENCE #: 3106 – VILLA PUCCINI

TYPE: modern villa

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,742 square meters (18,744 square feet)

TOTAL ROOMS: 37

BEDROOMS: 22

BATHROOMS: 15

ANNEXES: guesthouse, warehouses

MAIN FEATURES: modern building, parquet and decorated ceramic flooring, wallpaper, fireplaces, panoramic terraces, gym, garage, swimming pool, olive trees, private lake

EXTERIOR: 10.5 hectares (25.9 acres)

OLIVE GROVE: 2.3 hectares (5.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 25 × 10 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 163.82 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (800 m; 5'), Viareggio (7 km; 10'), Camaiore (10 km; 15'), Lucca (15 km; 20'), Pietrasanta (16 km; 20'), Torre del Lago Puccini (17 km; 20'), Pisa (25 km; 30'), Forte dei Marmi (20 km; 25'), San Giuliano Terme (20 km; 25'), Capannori (20 km; 25'), Massa (30 km; 35'), Carrara (38 km; 45'), Pontedera (50 km; 50'), Livorno (55 km; 50'), Pistoia (55 km; 50'), Prato (70 km; 1h), Florence (90 km; 1h), San Miniato (65 km; 1h), San Gimignano (105 km; 1h 25'), Volterra (105 km; 1h 30'), Siena (130 km; 1h 55'), Bologna (145 km; 1h 45'), Arezzo (150 km; 2h), Genoa (155 km; 2h), Rome (360 km; 3h 45')

CLOSEST AIRPORTS

Pisa G. Galilei (25 km; 30'), Firenze A. Vespucci (90 km; 1h 10'), Bologna G. Marconi Airport (145 km; 1h 45'), Genova C. Colombo (155 km; 2h), Rome Ciampino (360 km; 3h 45'), Roma Fiumicino (385 km; 4h)

VILLA PUCCINI

On the hills of **Versilia**, not far from **Viareggio** and **Lake Massaciuccoli**, **modern villa** with pool and land for sale. The property is perfect as a **private residence** but the presence of additional buildings to be renovated offers great development potential for a **tourist accommodation activity**, also considering the proximity to the **Tuscan coast**. The house is located on the edge of a village with all services and is about 15 minutes from the sea and the city of **Lucca**.

The **villa** (873 m² – 9,393 ft², 8 bedrooms and 5 bathrooms) is a large modern building on three floors, in a style reminiscent of colonial architecture of the new world, characterized by bright environments and large outdoor terraces with space for dinners and relaxation.

- **Basement:** tavern, service kitchen, gym, laundry, wardrobe with ironing room, various storage rooms, and garage;
- **Ground floor:** entrance, living room and dining room with large terrace, study, kitchen, veranda, bedroom (suitable for service staff), and two bathrooms;
- **First floor:** seven bedrooms, three bathrooms, and walk-in closet.

The house is complemented by a beautiful **23,000-m² well-maintained park** with ornamental trees and hedges. Under the house, not far from the building, is the **semi-Olympic 25 × 10 m swimming pool** with white stone solarium and shaded gazebo, ideal for aperitifs and poolside dinners.

Dependence A (322 m² – 3,465 ft², 6 bedrooms, and 2 bathrooms) is a two-story building, completely to be renovated, hosting two large storage rooms on the ground floor (usable to create beautiful living areas) and two apartments for a total of six bedrooms and two bathrooms. During renovation, the internal layout can be reviewed and modified according to needs.

Dependence B (410 m² – 4,412 ft², 8 bedrooms, and 8 bathrooms) is located next to the previous building and requires renovation work. The residence is divided into five apartments, four of which consist of a living room with kitchenette, bedroom, and bathroom; the last one has a living room with kitchenette and two bedrooms with en-suite bathrooms.

Completing the property are **three warehouses** (137 m² – 1,474 ft²) for storing tools and small vehicles for garden maintenance.

EXTERIOR

The villa is situated in the center of a **10.5-hectare estate** in a hilly position with excellent sun exposure. On the north side of the property, above the buildings, is a large **olive grove** (2.3 hectares) that allows for the production of excellent extra virgin olive oil.

On the south side of the property, there is a large **private lake**, very convenient for irrigating the land even in the warmer seasons. Large portions of **arable land** (4.6 hectares) allow for planting new olive trees or starting crops typical of the area.





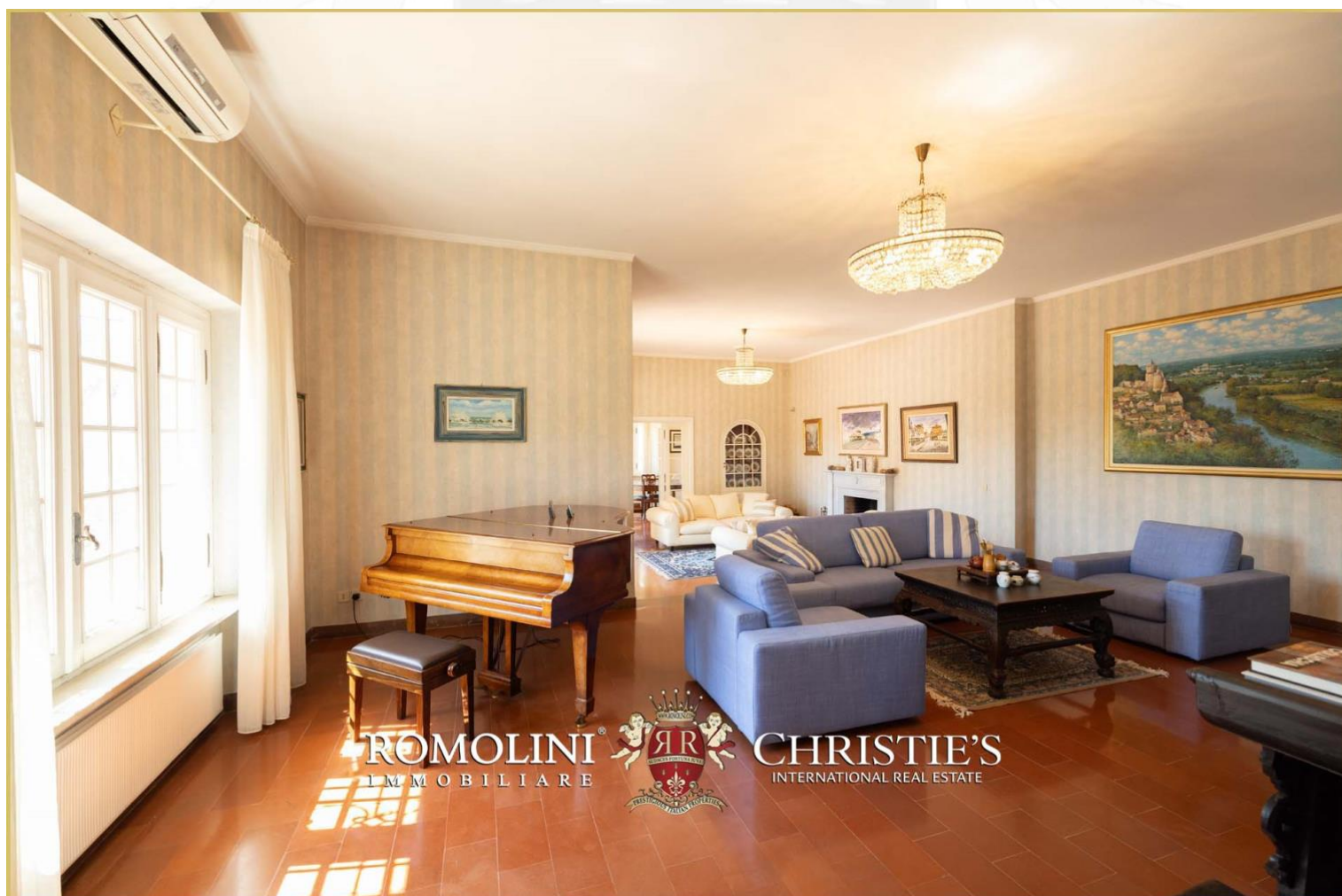
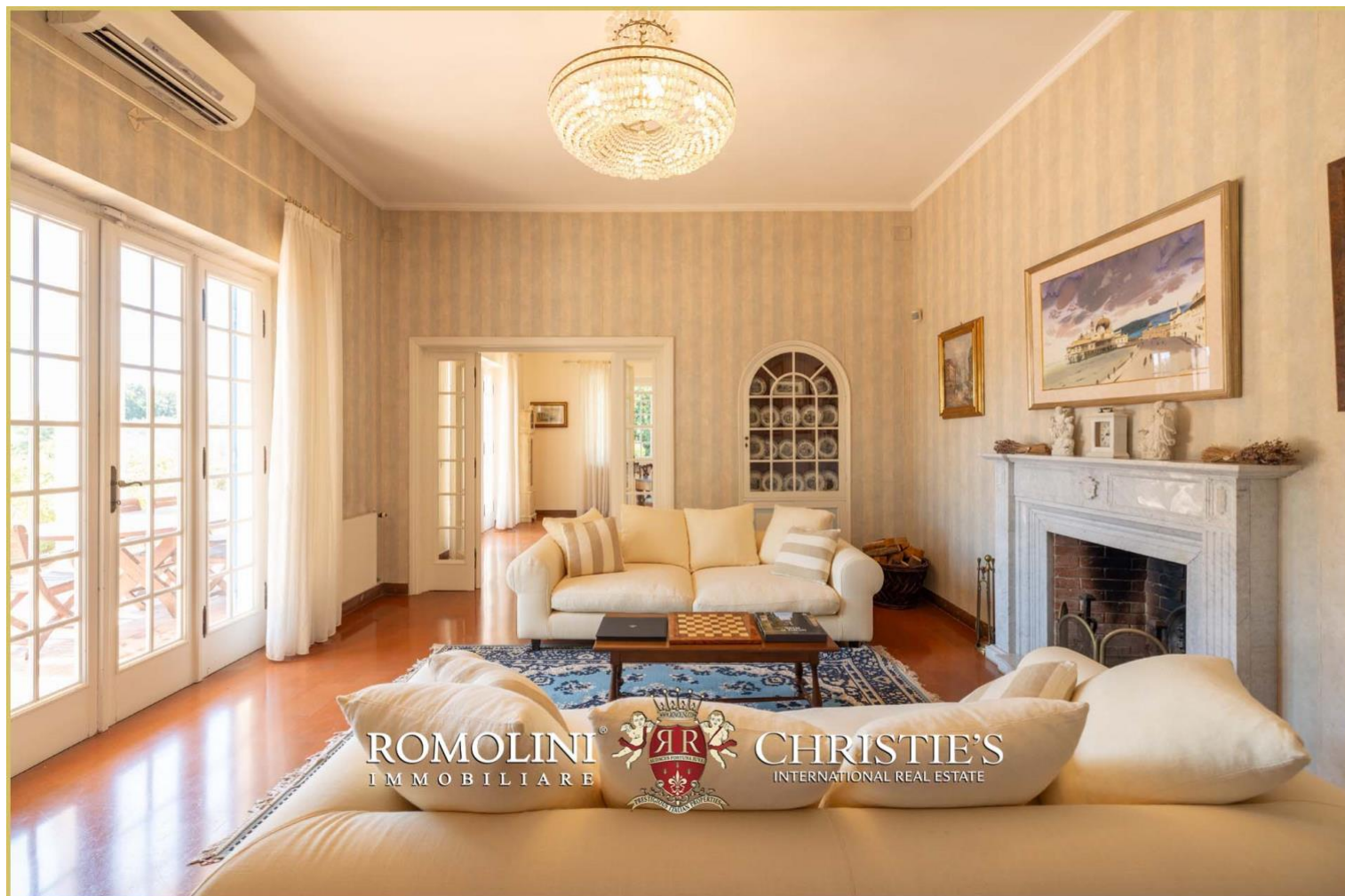


























































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