



Rif. 0859



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

## Tuscany Lucca

# SPLENDID HISTORIC VILLA FOR SALE IN LUCCA



### DESCRIPTION

This splendid historic residence, located in the midst of the green hills of the Lucchesia, is for sale. This hamlet, which was the birth place of the painter Pompeo Batoni, is located amongst the luxuriant landscape of the countryside, with woods of holly oaks, chestnut trees, oaks, pine trees, and also vineyards and olive groves, and is perfectly accessible by a paved road leading up to it.

The main building of this medieval hamlet is a 16th century manor house, well equipped with all modern amenities, features its original structure in absolute prime condition and still very well preserved.

This luxury villa in Lucca is constructed on three levels plus the basement: on the ground floor we are welcomed into a large hall with a living room, a dining room with fireplace, a kitchen with fireplace and amenities; on the first floor we find another hall with fireplace, two bedrooms, an anteroom and a large bathroom; on the second floor we find another two bedrooms with en-suite bathroom, while the basement is a vast space that could be converted into a second kitchen, utility

room and cellar.

All around we find a wonderfully lush garden of 6000 m2 with agricultural annexes and a rustic outbuilding of over 268 m2 which could be converted into another annexe, for which planning permission is available. Also, a project for an outdoor swimming-pool has already been approved.

The surrounding structure of buildings overlooked by the manor house are constructed of 12 edifices of which 2 gothic apartment houses and a chapel, are all testimony of the historic Lucca rural architecture.

All around are 25 hectares of garden, fruit orchards, vineyards and olive groves that complete this historic estate for sale in Lucca.

An enchanting and timeless atmosphere, together with modern amenities is what this Tuscan villa for sale has on offer.

## TECHNICAL DETAILS

### LOCATION

Tuscany Lucca - The elegant luxury home is located in Tuscany near the city of Lucca, universally acknowledged for its rich history and stunning beauty. Beginning life as a Ligurian settlement according to some historians, it owes its fame to the Etruscans according to others. Lucca conserves to this day many of the noteworthy characteristics we associate with it including marvellous historic villas, Roman churches and amphitheatres. Subsequently occupied by the Goths and later the Byzantines, Lucca went on to become one of the most important capitals in the Longobard empire. In the following years many empires rose and fell, but one thing we are sure of is that Lucca was one of the most impressive and rich medieval cities in Italy whose rich history is still visible today.

Region: Tuscany

Municipality: Lucca

Type: historic estate – historic Tuscan villa

Internal surface: 2.828 m2 (manor house + rustic)

External surface: 25 hectares

6000 m2 garden



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

3 floors + basement

Fruit orchard

Vineyard

Olive grove

12 annexes

Private water spring

Tuscany – Lucca: Pisa 30 km - Florence 80 km - Lucca 10 km - Forte dei Marmi 20 km - Golf club  
Vicopelago 12 km – Thermal SPA 20 km - Pisa Airport 30 km

Rif 0859

Rif.: 0859

**Price: 5,250,000**



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

## PROPERTY PHOTOS



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



**LIONARD**  
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



**LIONARD**  
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



**LIONARD**  
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

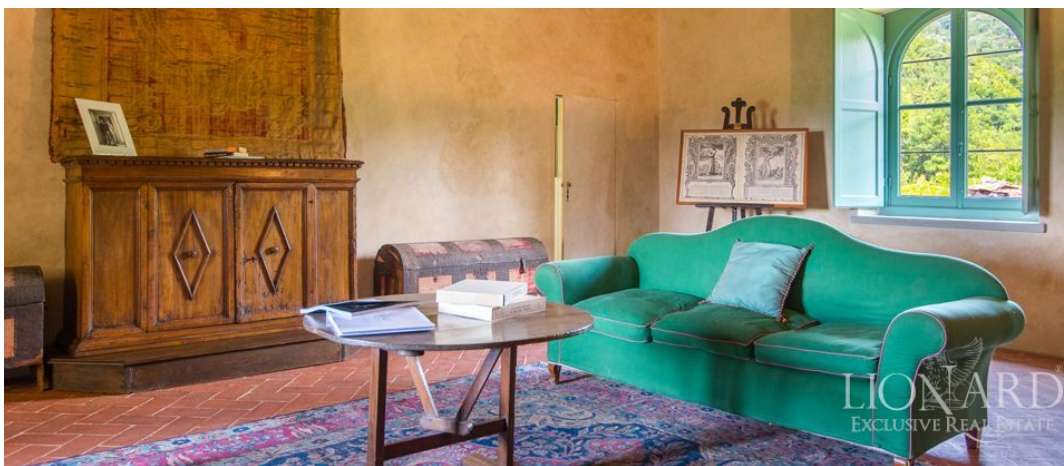


Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



**LIONARD**  
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



**LIONARD**  
LUXURY REAL ESTATE

Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

*Lionard Luxury Real Estate*

**FLORENCE**

Via de' Tornabuoni, 1 50123  
Tel. +39 055 0548100  
florence@lionard.com

**MILAN**

Via Borgonuovo, 20 20121  
39 02 25061442  
milan@lionard.com



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

www.lionard.com - info@lionard.com