

Massarosa

# Historic villa with several outbuildings on the lake

Property ID: IT252942111



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**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 2.680 m<sup>2</sup> • ROOMS: 15 • LAND AREA: 12.680 m<sup>2</sup>**

**Property ID: IT252942111 - 55054 Massarosa**

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## At a glance

Property ID	IT252942111	Purchase Price	On request
Living Space	ca. 2.680 m <sup>2</sup>	Commission	Subject to commission
Rooms	15	Total Space	ca. 12.680 m <sup>2</sup>
Bedrooms	13		
Bathrooms	6		

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## The property



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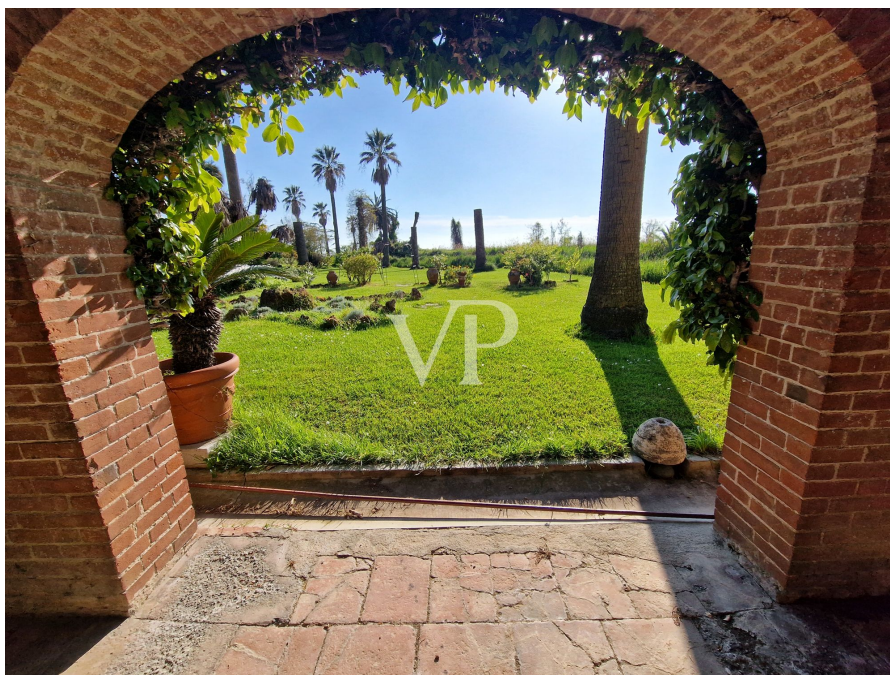
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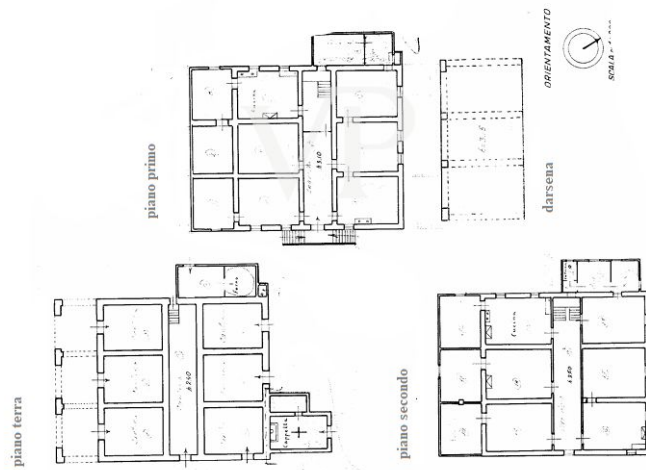
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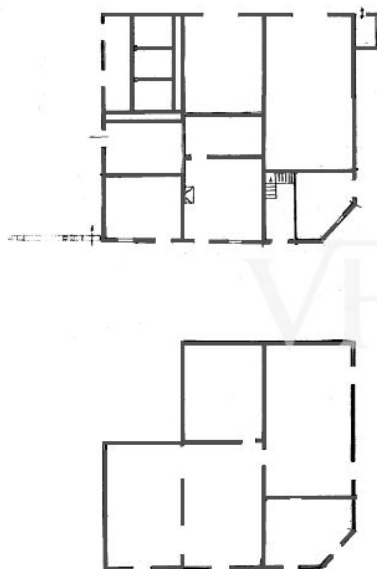
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## Floor plans

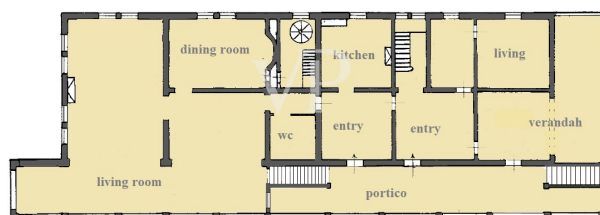
### Edificio n° 2

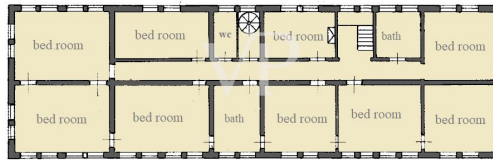


### Planimetrie catastali

**Edificio n° 4****Planimetrie catastali**

EDIFICIO PARZIALMENTE CROLLATO DA RISTRUTTURARA INTERAMENTE

**Edificio n° 1 - Piano primo**



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

In Tuscany, close to the historic city of Lucca (only 17 km away), a prestigious historic villa is for sale, idyllically nestled between hills and lake. Access is via Massarosa in the direction of Quiesa, along the lake with typical fishermen's cottages, up to the entrance of the property with private chapel and parking lot.

The estate comprises several buildings, some of which have been restored and are used as guest accommodation:

**Building 1 - The Villa:** An impressive neo-Gothic villa from the 19th century with approx. 1,200 m<sup>2</sup> on four floors. The elegant façade overlooks the lake, flanked by an exotic garden and palm trees along a canal with a private darsena (jetty). Inside, there is a magnificent salon, dining room, kitchen, nine bedrooms, three bathrooms and, on the top floor, former staff rooms with the possibility of expansion. The tower floor offers a panoramic view as far as Villa Puccini on the opposite bank.

**Building 2 - The Casale:** A partially restored country house with approx. 800 m<sup>2</sup> on three levels. Four renovated bedrooms with bathrooms, partly storage areas, the top floor is still to be extended.

**Building 3 - Chapel:** A small private church with 23 m<sup>2</sup>.

**Building 4 - Colonial building:** A two-storey building (approx. 400 m<sup>2</sup>), without roof, to be completely renovated.

**Buildings 5, 6 and 7:** Restored former farmhouses (together approx. 185 m<sup>2</sup>), used for regional tastings, events, with clubhouse, large hall and a two-bedroom apartment.

**Building 8 - Limonaia:** Former lemon house with 72 m<sup>2</sup>, in need of complete renovation.

The entire property offers around 10,000 m<sup>2</sup> of parking space and can also be reached by boat with an electric motor via the "Fosso del Burlamacca" canal from the port of Viareggio.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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