Massarosa

Historic villa with several outbuildings on the lake

Property ID: IT252942111

LIVING SPACE: ca. 2.680 m² • **ROOMS:** 15 • **LAND AREA:** 12.680 m²

Property ID: IT252942111 - 55054 Massarosa

- At a glance
- The property
- Floor plans
- A first impression
- Contact partner

Property ID: IT252942111 - 55054 Massarosa

At a glance

Property ID	IT252942111
Living Space	ca. 2.680 m²
Rooms	15
Bedrooms	13
Bathrooms	6

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 12.680 m²

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

The property

Property ID: IT252942111 - 55054 Massarosa

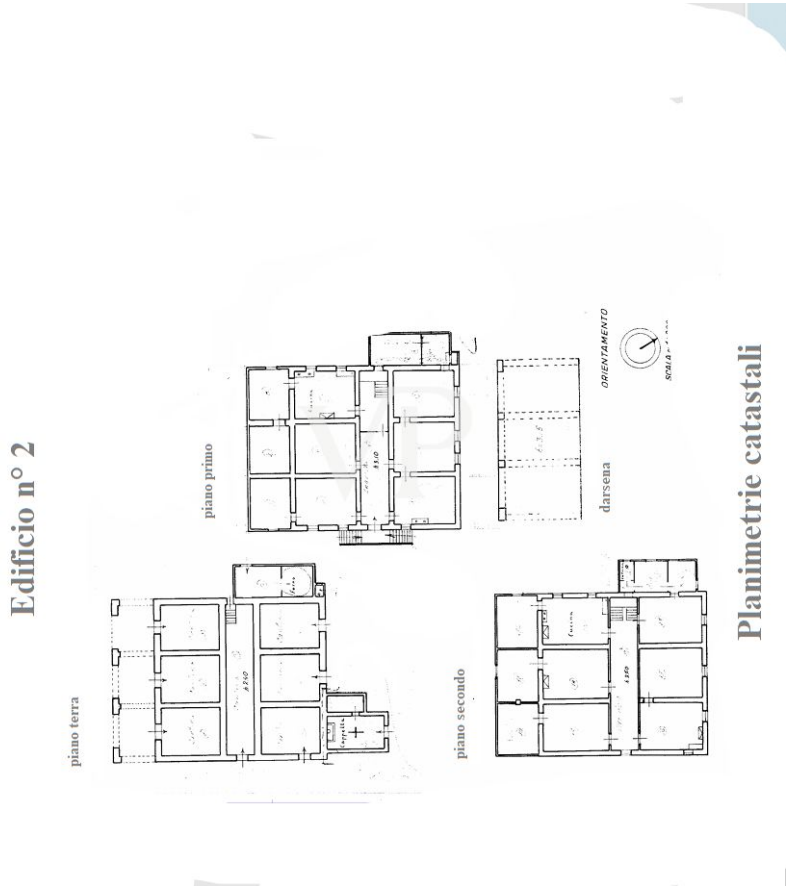
The property

Property ID: IT252942111 - 55054 Massarosa

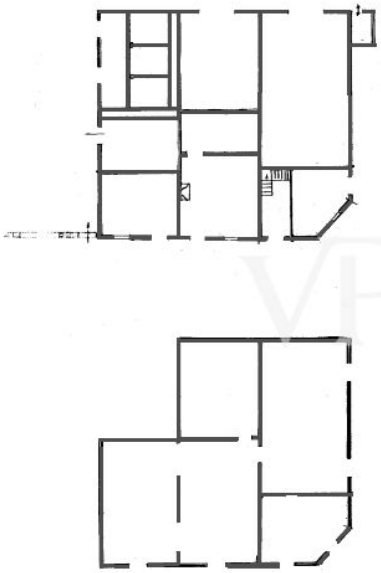
The property

Property ID: IT252942111 - 55054 Massarosa

Floor plans



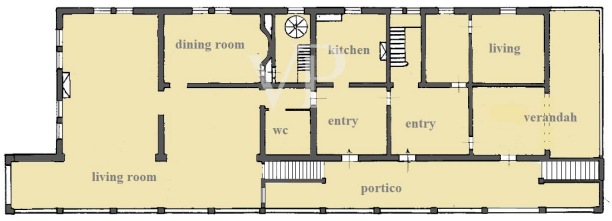
Edificio n° 4



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.

Property ID: IT252942111 - 55054 Massarosa

A first impression

In Tuscany, near the historic city of Lucca, which is only 17 km away, we offer for sale a prestigious historic villa with several outbuildings, set like a precious stone between the hills and the lake. Leaving the highway at Massarosa, following the signs for the town of Quiesa , we reach the lake, where the road, overlooked by the typical fishermen's cottages, leads us to the 'entrance of the property where we find a private church and car parking. The property consists of several buildings some of which have been renovated and used for receptive purposes. At the entrance we find a colonial building (No. 4) with no roof, once used as a warehouse, a little further on the left with the lake in front, is located a building on two levels (No. 5. and No. 6) of which, the one on the ground floor used for tastings of typical products of the area and the first floor for residential use. Adjacent to this building is a single-story building (No. 7) for events or ceremonies with adjacent clearing rooms and a little further on the lemon house (No. 8). Continuing on the right we find the small private church (No. 3) ,and a building (No. 2) on three levels joined to the dock, where on the first floor there is a cozy B&B. Finally, with the majestic main facade facing the lake, we find the most striking villa (No. 1) in Versilia in Neo-Gothic style, with its enchanting exotic garden crossed by the calm waters of the canal accessing the lake, along which stand majestic palm trees. The Villa (building No. 1) The Villa of 19th-century layout in Tuscan neo-Gothic style, on four levels above ground and a total area of about 1,200 square meters. The ground floor used as cellars and storerooms is accessed directly from the garden, protected by a portico characterized by round arches resting on brick columns. On the canal in the part below the hall of the first floor was built the dock, to provide shelter and allow mooring for fishing boats or visitors from the residences located on the shores of the lake. On the first floor via two stone staircases positioned near the dockyard for those coming from the lake and the other near the pedestrian entrance for those coming from the mainland or the villa grounds. Both stairways lead to a loggia with an ornate floor and inlaid wooden coffered ceiling, which overlooks the lake with a breathtaking view. As soon as you enter the building, large living room still furnished overlooking the lake from ornate walls and ceilings and the various rooms that make up the entire floor, where we find the kitchen, dining room, paved with a beautiful wooden mosaic, on which sits the billiard table and the piano forte. Going up an elegant staircase made of white Carrara marble, we reach the second floor where a central corridor paved with small square wooden inserts leads us to the two bathrooms and the nine cozy bedrooms paved with wood mosaic and lit by mullioned windows. Going further up to the top floor, we find the servants' quarters, and today used as a storage and clearing room, where it is possible to make nine more rooms and the bathrooms. Finally, a spiral staircase leads to the tower floor, from which to admire the

beauty of the hills, the nearby Apuan Alps, and the vastness of the lake, on the opposite shore of which, near the ancient watchtower, stands the Villa of Maestro Giacomo Puccini. It was from his villa, at one time bordering the waters of the lake, (before the square was built), that Maestro Puccini left for his hunting trips or to Villa Ginori aboard his motorboat, where near the landing stage, following the canal, passing under the villa, he moored the hull in the safe and welcoming dock. Rectangular plan with major side in the S.East -S.West direction Structure of mighty load-bearing masonry, floors of beams and rafters and bricks, with wooden floors of the period, and terracotta on the servants' floor. Jutting eaves, original wooden fixtures of the period. Nine rooms and three bathrooms. Total surface area about sq m 1200 Park area about sqm 10,000 Possibility to reach with electric-powered boats, through the Burlamacca ditch the nearby Port of Viareggio. Farmhouse Building No. 2 The partly renovated farmhouse is on three levels above ground for a total area of about sq. m. 800. The ground floor used as cellars and storerooms is accessed directly from the garden, while an external staircase connects us with the first floor where we find in the renovated part, four cozy bedrooms with private bathrooms, and in the remaining part of the floor other rooms for storage use. Going up the internal staircase we reach the second floor to be renovated. Farmhouse details : Rectangular plan with major side in the North - South direction Structure in mighty load-bearing masonry, floors in beams and rafters and bricks, with terracotta floors, little overhanging eaves ,original wooden fixtures of the time four bedrooms and three bathrooms .Total area about 800 square meters Building No. 3 Small private church of 23 sqm Farmhouse Building No. 4 Colonial building with two floors above ground without roofing, entirely to be restored of the surface sqm 400. Buildings : 5-6-7 Renovated former farm buildings of the surface of sq m 185, used in part for the tasting of typical local products, and to host events or ceremonies. On the ground floor we find the reception, the club house, a large hall,with adjoining storage rooms - storage room and on the first floor above the club house, reached by internal staircase, a two-bedroom dwelling.. Building 8 Building former lemon house area sq m 72, entirely to be renovated.

Property ID: IT252942111 - 55054 Massarosa

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com