

Porcari – Toscana

# Liberty Villa with Park - Eleganza d'Epoca in Porcari (Lucca)

*Property ID: IT254922592*



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 750.000 EUR • ROOMS: 14

Property ID: IT254922592 - 55016 Porcari – Toscana

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## At a glance

Property ID	<b>IT254922592</b>
Rooms	<b>14</b>
Bedrooms	<b>8</b>
Bathrooms	<b>3</b>
Year of construction	<b>900</b>

Purchase Price	<b>750.000 EUR</b>
Commission	<b>subject to commission</b>
Total Space	<b>ca. 390 m<sup>2</sup></b>
Equipment	<b>Terrace, Fireplace</b>

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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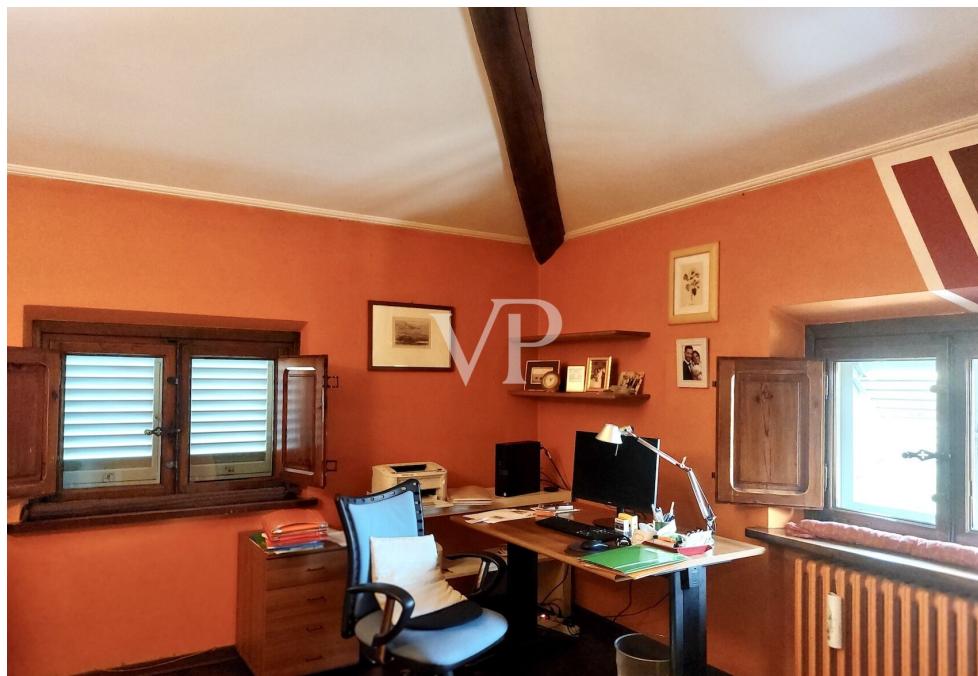
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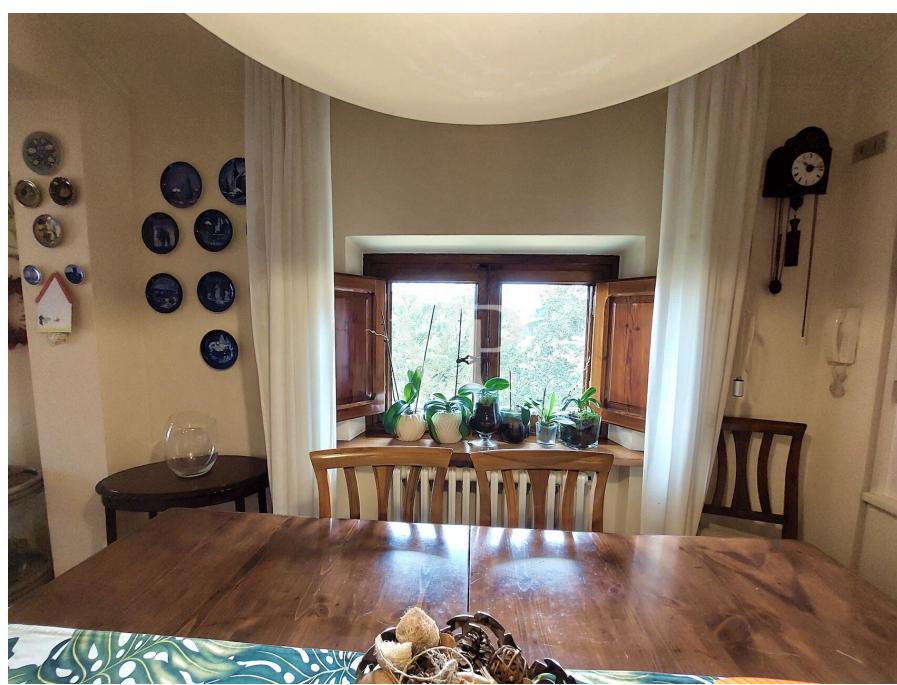
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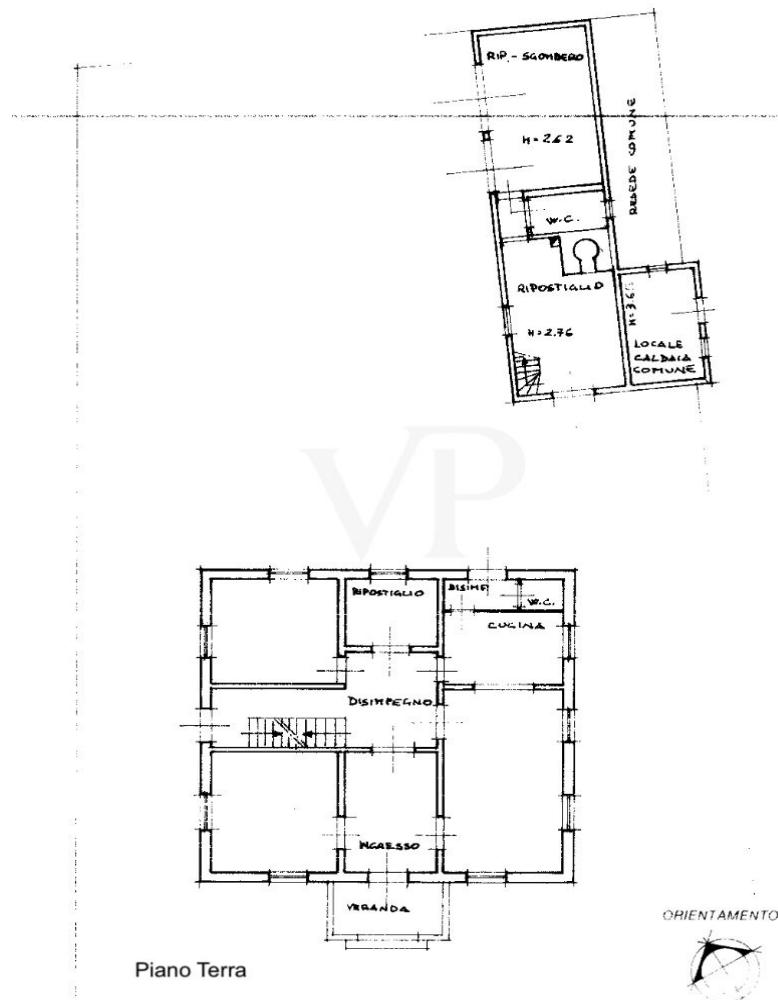
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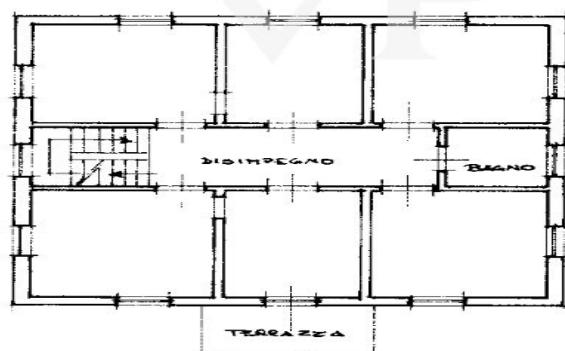
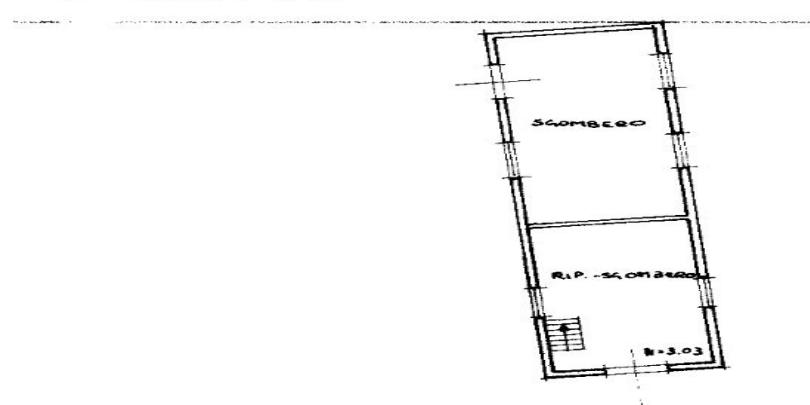
## The property



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## Floor plans



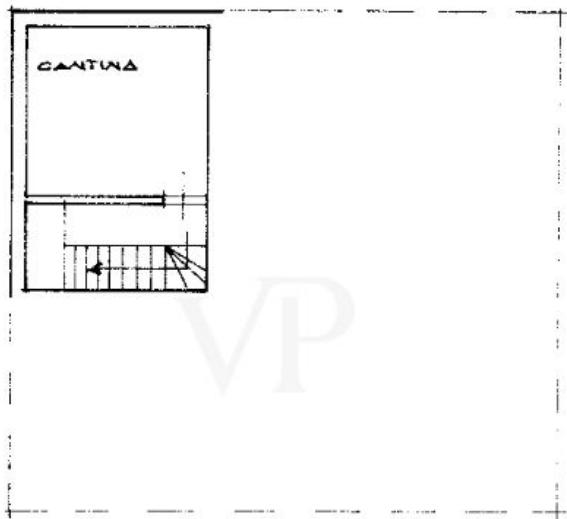


PIANO PRIMO

H = 4.00

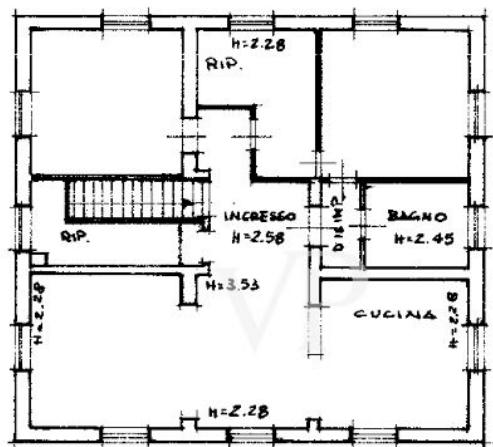
ORIENTAMENTO





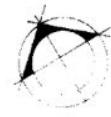
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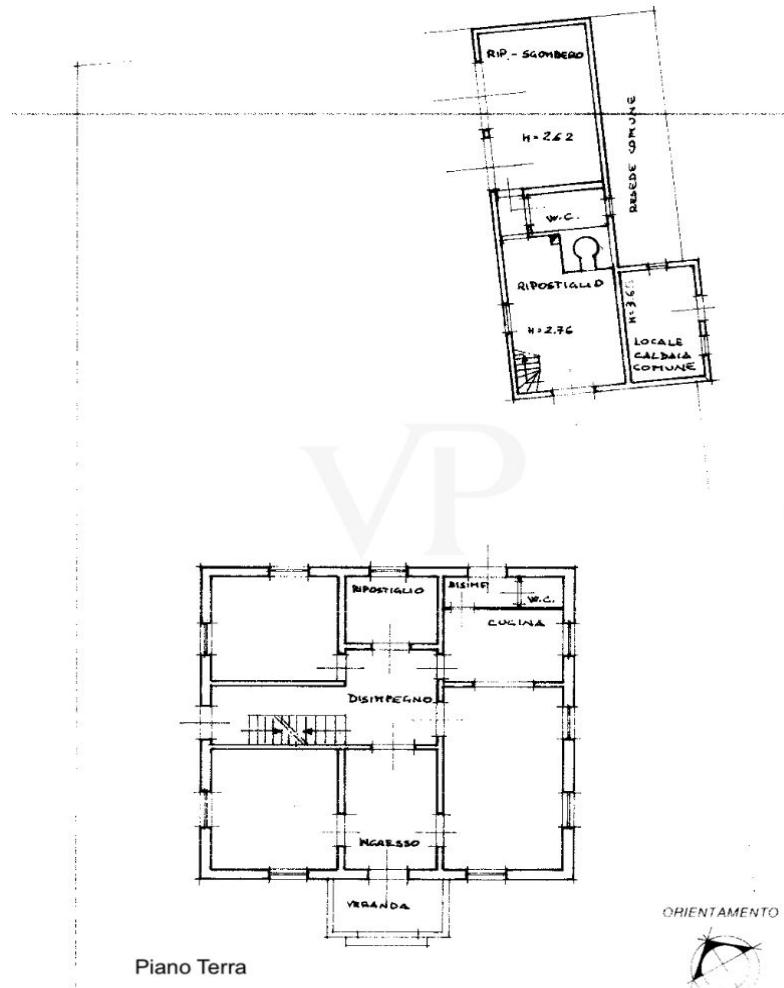
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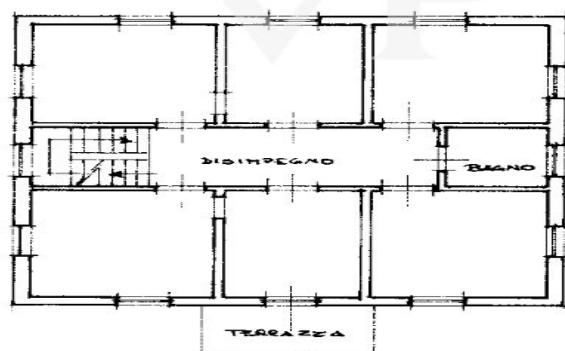
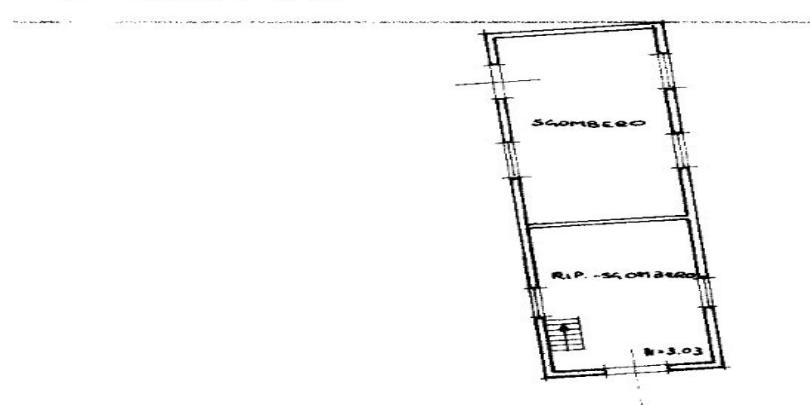


## ORIENTAMENTO

PIANO SECONDO





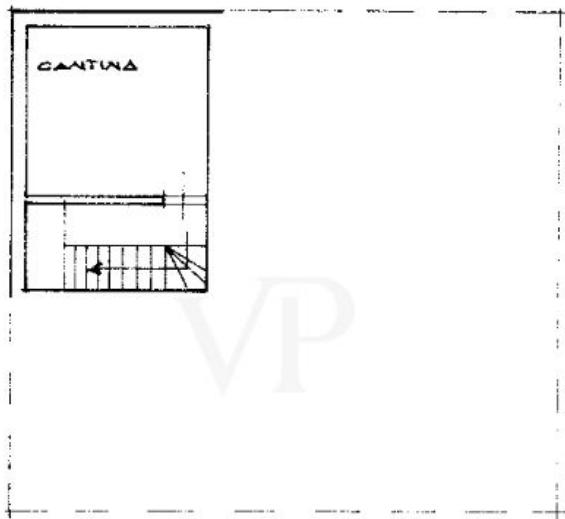


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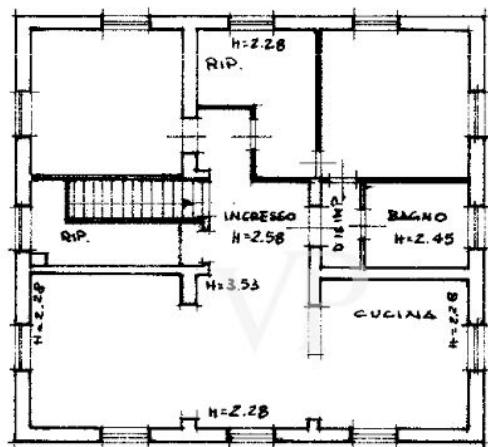
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ORIENTAMENTO

PIANO INTERRATO  
 $H = 2.55$



ORIENTAMENTO

PIANO SECONDO



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 Porcari, in an elegant and quiet residential context a few minutes from Lucca, we offer for sale a prestigious Art Nouveau villa of the early 1900s, immersed in a private park of about 4,000 square meters with ancient trees and rural outbuildings.

The property is in a convenient location, close to all major services (stores, supermarkets, post office, schools), while providing privacy thanks to the large garden that surrounds it.

The property, of about 390 square meters distributed on three main levels, preserves intact its period charm, thanks to high ceilings, original Tessieri grit floors, beautiful original doors and solid wood fixtures, all in excellent condition, and fine architectural details typical of the Art Nouveau style.

The spacious and bright rooms combine historical elegance and contemporary comfort, making the villa ideal both as a prestigious private residence for one or more families and as a charming accommodation.

The villa is currently divided into two independent living units, with 8 bedrooms, 3 bathrooms, lounges, kitchens, studio and service rooms. The upper floor houses a cozy apartment with exposed beams, living room with fireplace, eat-in kitchen, dining area, two bedrooms and bathroom.

The property has two opposite driveway entrances, two wells for water supply and a large detached multi-use building to be renovated, ideal for an annex, workshop, studio or additional living units.

The private, private and well-kept park offers the possibility of building a swimming pool, tennis courts and relaxation areas.

The appurtenant land has a building index that allows the construction of two additional villas, while the cubages of the outbuildings offer additional possibilities for expansion or development, representing a concrete investment opportunity and enhancement of the property.

The interiors are embellished with elegant period furnishings, some available for separate purchase upon request.

A residence of great charm, combining the historical refinement of Art Nouveau style with contemporary comfort, located in one of the most desirable areas of the Plain of Lucca.

Energy class: F

**Property ID: IT254922592 - 55016 Porcari – Toscana**

## 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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