

Lucca - Toscana

# Villa Annalisa with pool, lemon house and farmhouse

Property ID: IT262942786



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**PURCHASE PRICE: 2.600.000 EUR • LIVING SPACE: ca. 1.115 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 20.000 m<sup>2</sup>**

**Property ID: IT262942786 - 55100 Lucca - Toscana**

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## At a glance

Property ID	IT262942786	Purchase Price	2.600.000 EUR
Living Space	ca. 1.115 m <sup>2</sup>	Commission	Soggetto a commissione
Available from	12.02.2026	Total Space	ca. 1.115 m <sup>2</sup>
Rooms	10	Equipment	Swimming pool, Fireplace
Bedrooms	4		
Bathrooms	5		
Year of construction	1600		
Type of parking	4 x Other		

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## Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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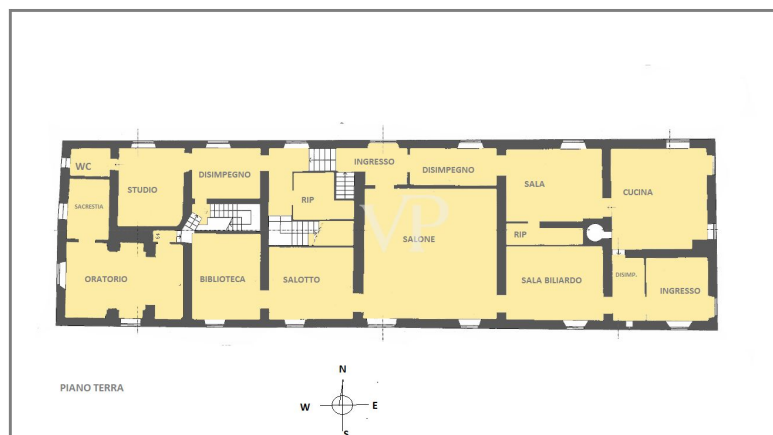
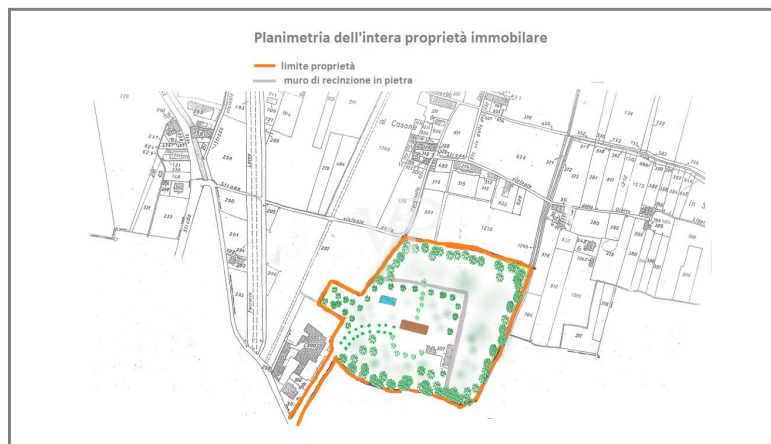
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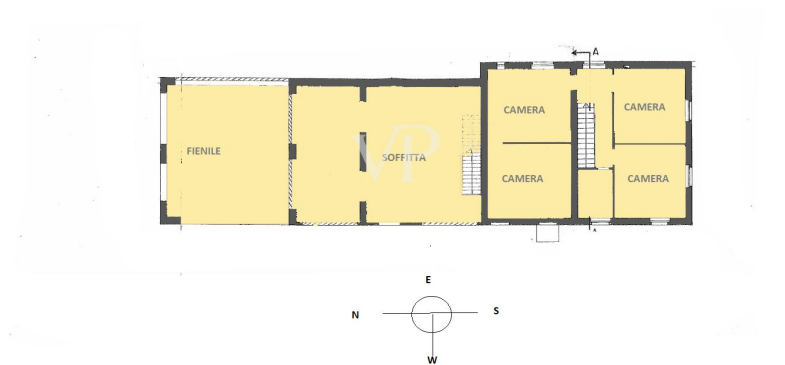
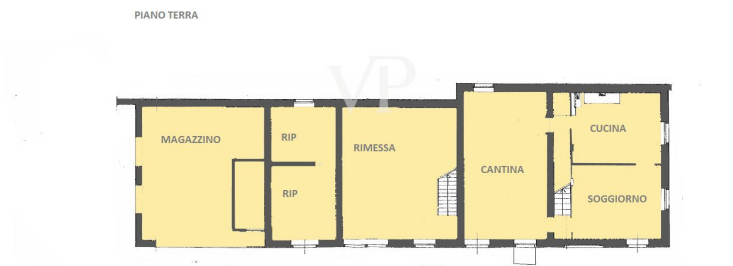
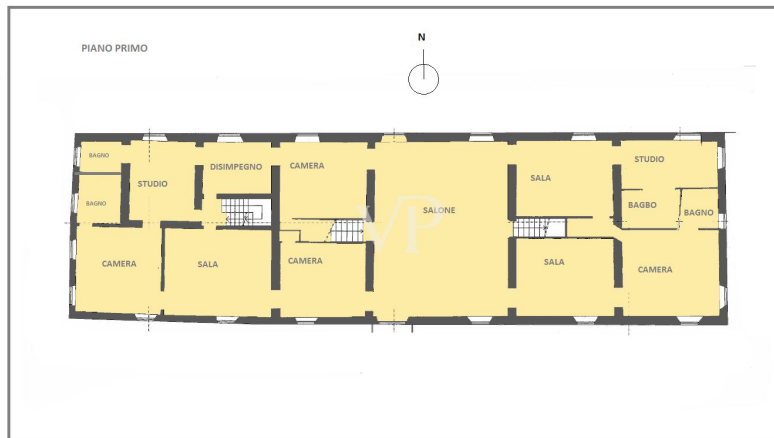
## The property



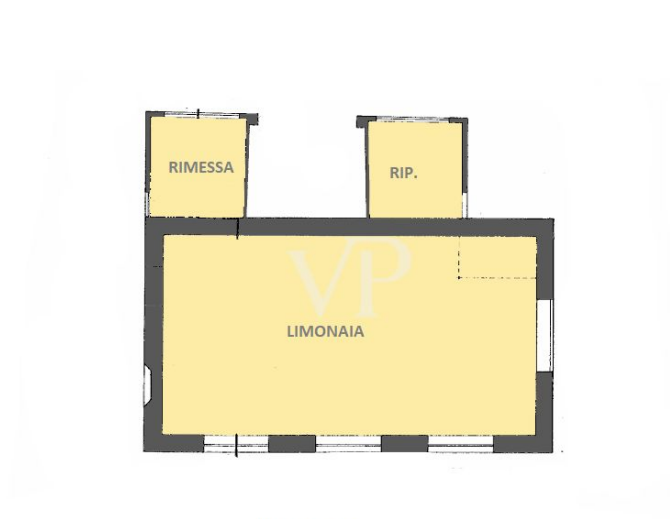
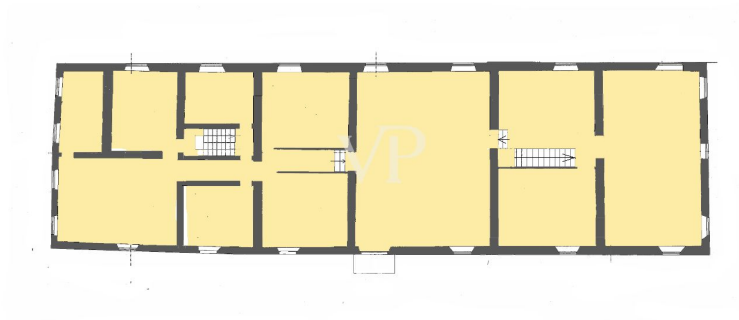
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## Floor plans

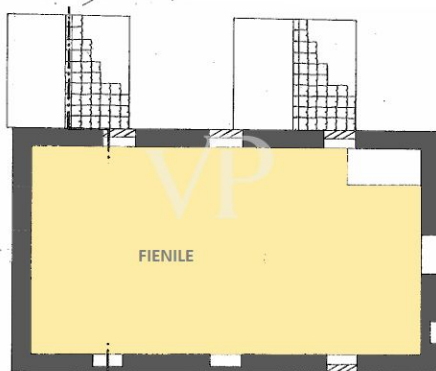




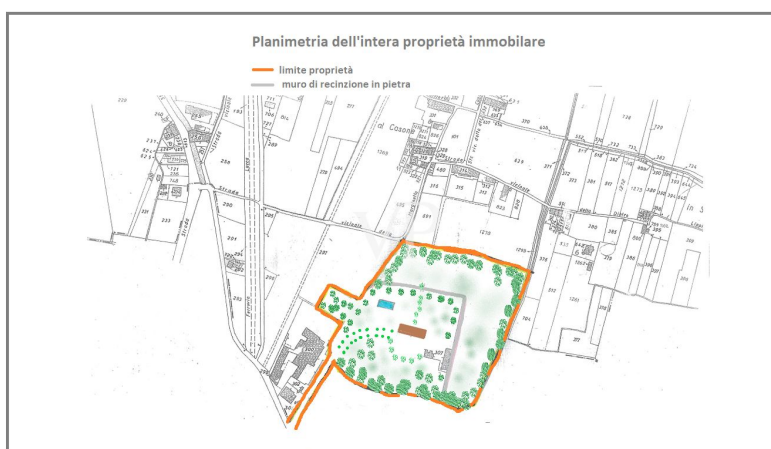
piano sotto tetto

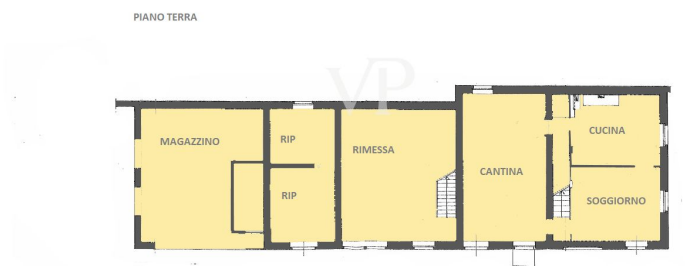
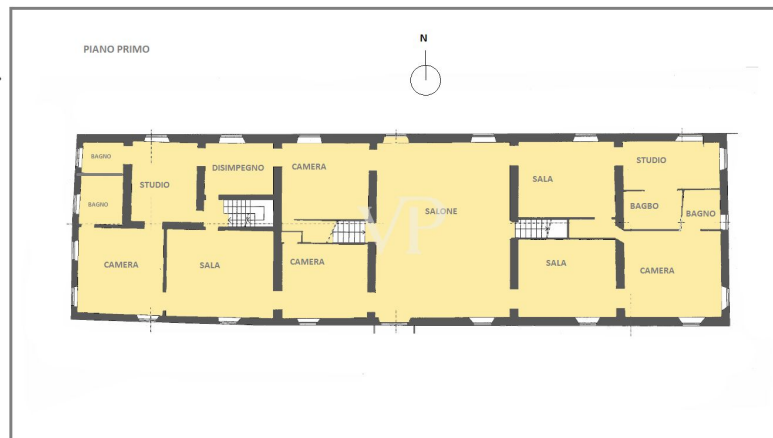
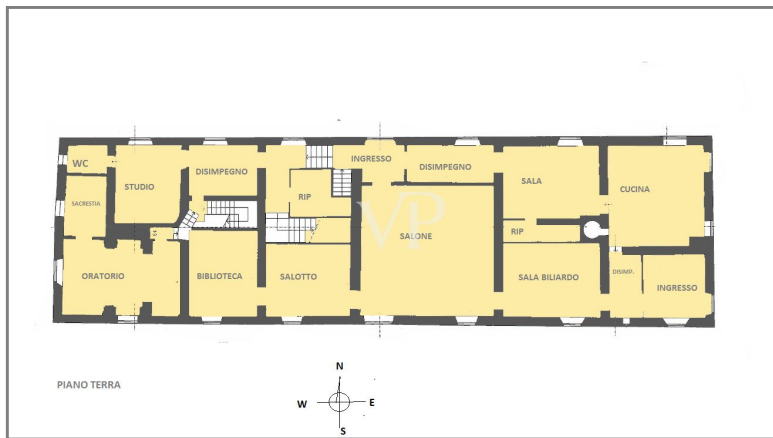


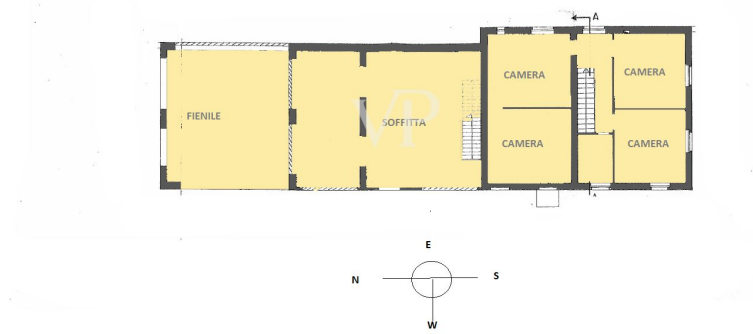
PIANO TERRA



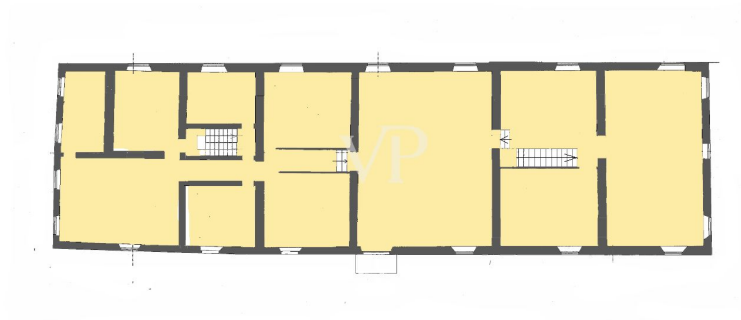
PIANTA PIANO PRIMO

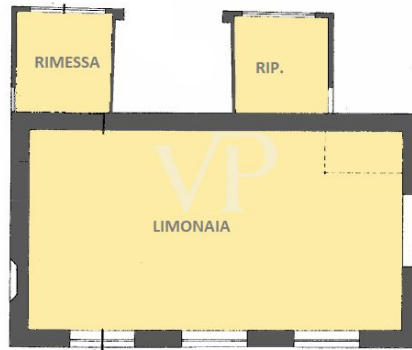




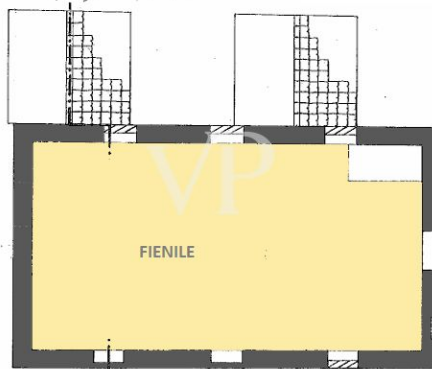


piano sotto tetto





PIANO TERRA



PIANTA 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 the heart of the historic walled city of Lucca, after strolling through the streets of the historic center, you leave Porta Santa Maria and follow the road that runs along the Serchio River for only 8 kilometers until you reach the northern border of the municipality of Lucca. Near Villa Reale di Marlia, in a centuries-old park of about two hectares (20,000 square meters), there is an elegant 17th century villa with swimming pool, farmhouse and lemon house.

The villa, which is in an excellent state of conservation thanks to a skillful restoration, is spread over three levels with a total area of approx. 1115 sqm. Access to the first floor is via two entrances, one of which serves the kitchen and is located on the east side of the building, while the main entrance, which is centrally located on the north side, leads into the large, fully frescoed hall, from which a French window gives access to the villa's park. The hall leads to the two smaller adjoining rooms and the library, where old books are still kept. From the same entrance, a corridor on the right leads to the staircase that leads to the upper floors, the cellar, the oratory (which can also be reached from the outside through an entrance on the west side of the villa), a study and the service bathroom on the first floor; on the left, a large and bright hallway, characterized by a wall-mounted washbasin, leads eastwards to the dining room, which is connected to the large kitchen with a wood-burning stove and large fireplace.

The second floor is reached via the main staircase, which connects us to the majestic and bright entrance hall, completely frescoed. From here there is access to the east side of the villa, where there is a suite consisting of a living room, a bedroom and a bathroom, as well as another hallway from which there is access to a studio (bedroom) and a third bathroom, while on the west side there are two finely decorated double bedrooms. Thanks to the 19th century extension of the villa, it is possible to reach the western end of the building via a service staircase that connects us to a suite consisting of a living room and an adjoining double bedroom with en-suite bathroom, while a corridor leads to the study and the fifth bathroom.

On the top floor, which was formerly used as a servants' quarters, the room layout is similar to the lower floors. However, this floor has yet to be developed and is used as a storage room, although it is possible to complete the restoration work by obtaining other rooms with corresponding services.

### The farm buildings

Near the villa, in the shade of the old trees, are the lemon house and a farmhouse.

The lemon house, with an area of about 170 square meters, has been restored on the outside and is now used as a shelter for agricultural vehicles. The interior needs to be restored for other purposes.

The farmhouse, with an area of approximately 470 square meters, extends over two floors

and has been converted partly for agricultural use and partly for residential purposes.

The part of the building intended for agricultural use consists of two large storage rooms, a storeroom and a cellar on the first floor and a large barn and storage rooms on the second floor, which can be reached via an internal staircase.

In the remaining part of the building on the south side there is a two-storey apartment consisting of a bright living room with adjoining kitchen with fireplace on the first floor and four bedrooms and a bathroom on the second floor, which can be reached via an internal staircase.

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## **Details of amenities**

### **Villa details :**

**Rectangular plan with long side in the east-west direction;**

**Structure in mighty load-bearing masonry, floors in beams and rafters and bricks, with terracotta floors of the period,**

**Little projecting eaves typical of buildings of the period, characterized by stone frieze under eaves and stone corbels on which the projecting part of the roof rests;**

**Stone tapering around doors and windows;**

**Wooden fixtures original to the period;**

**Ground and first floor salon decorated with 18th-century paintings, as well as some adjoining smaller rooms;**

**4 rooms with possibility of making on the third floor 4 more suites with related bathrooms;  
5 bathrooms.**

### **Colonic building details:**

**load-bearing masonry structure with attic with beams rafters and bricks, terracotta floors, wooden exterior fixtures, with original wooden shutters of the period, terracotta floors, heating system only in the part for residential use gas with radiators in each room.**

### **Additional details:**

**Furniture can be purchased separately.**

**The restoration work is about ten years old, including the roof, which has been insulated.**

**The heating system has radiators planned on the first floor and attic but they have not been installed, and the boiler is missing while the ground floor has stoves and fireplaces left.**

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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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