

Ghivizzano - Lucca

Villa Pacini - prestigious historic residence nestled in the Tuscan landscape

Property ID: IT264152874



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PURCHASE PRICE: 450.000 EUR • ROOMS: 10 • LAND AREA: 7.000 m²

Property ID: IT264152874 - 55025 Ghivizzano - Lucca

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At a glance

Property ID	IT264152874	Purchase Price	450.000 EUR
Rooms	10	Commission	subject to commission
Bathrooms	4	Total Space	ca. 600 m ²

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The property



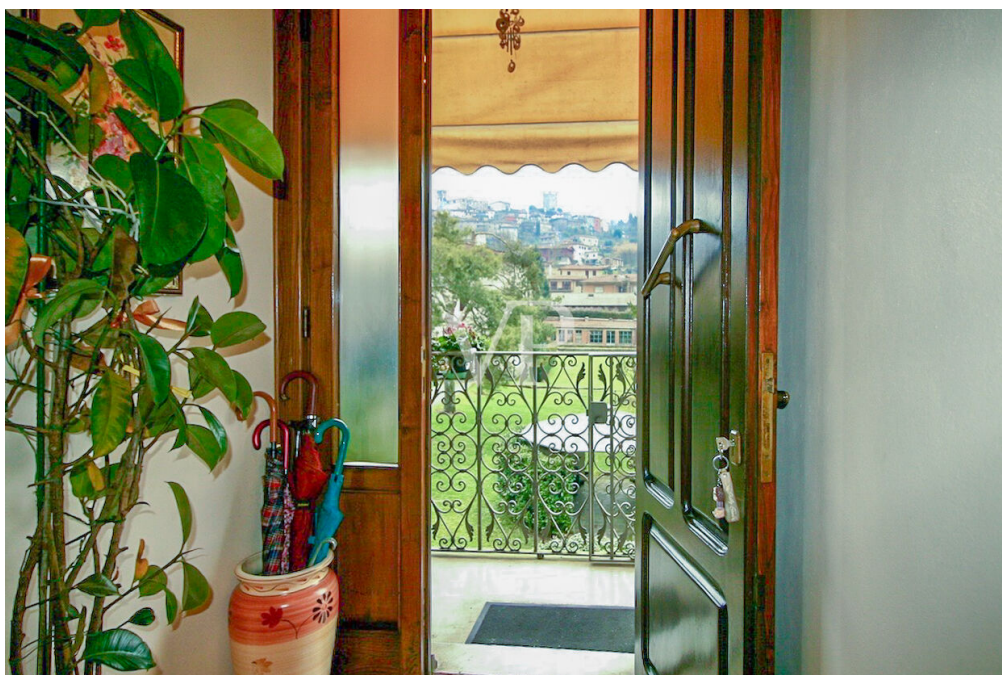
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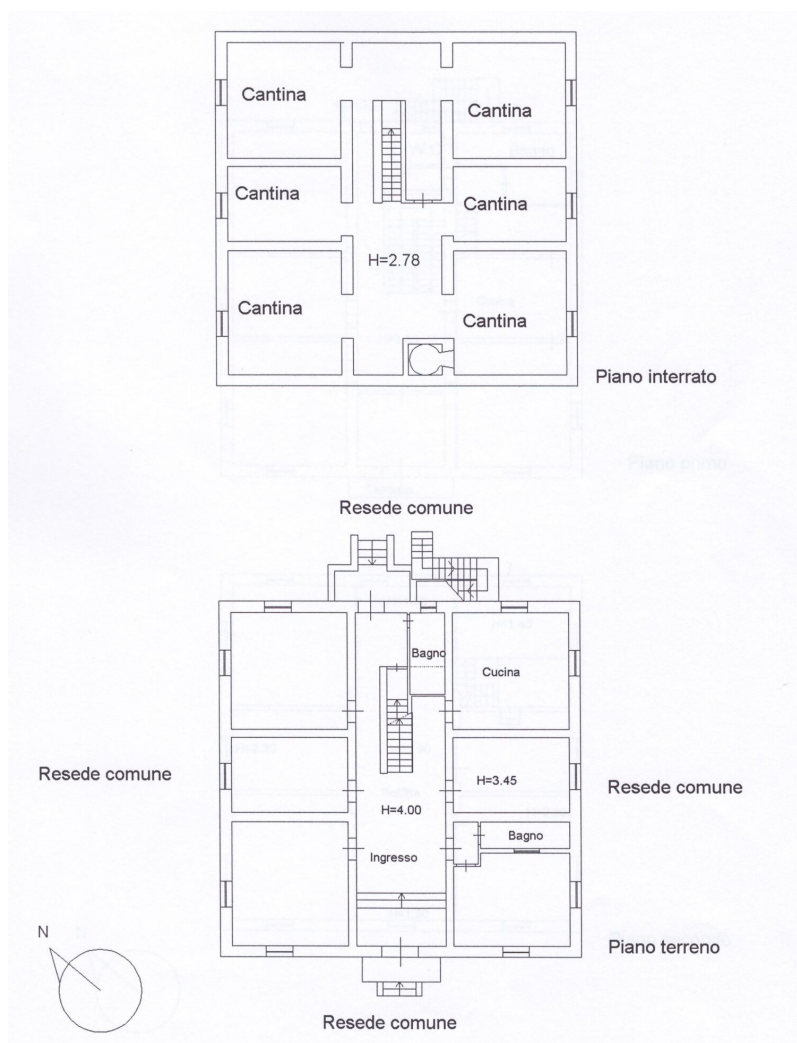
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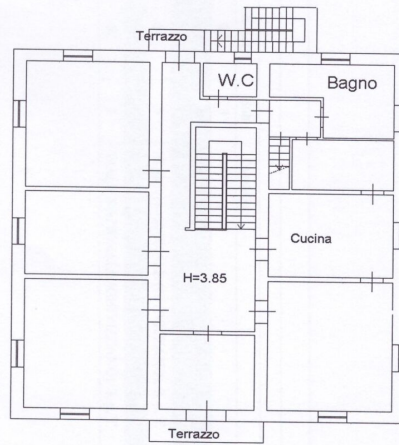
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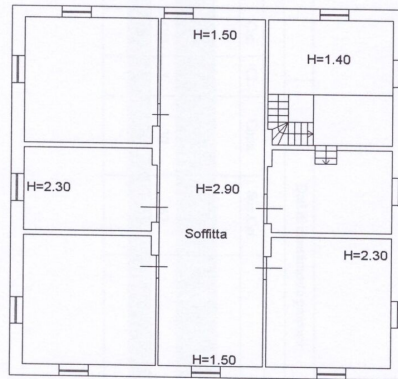
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Floor plans

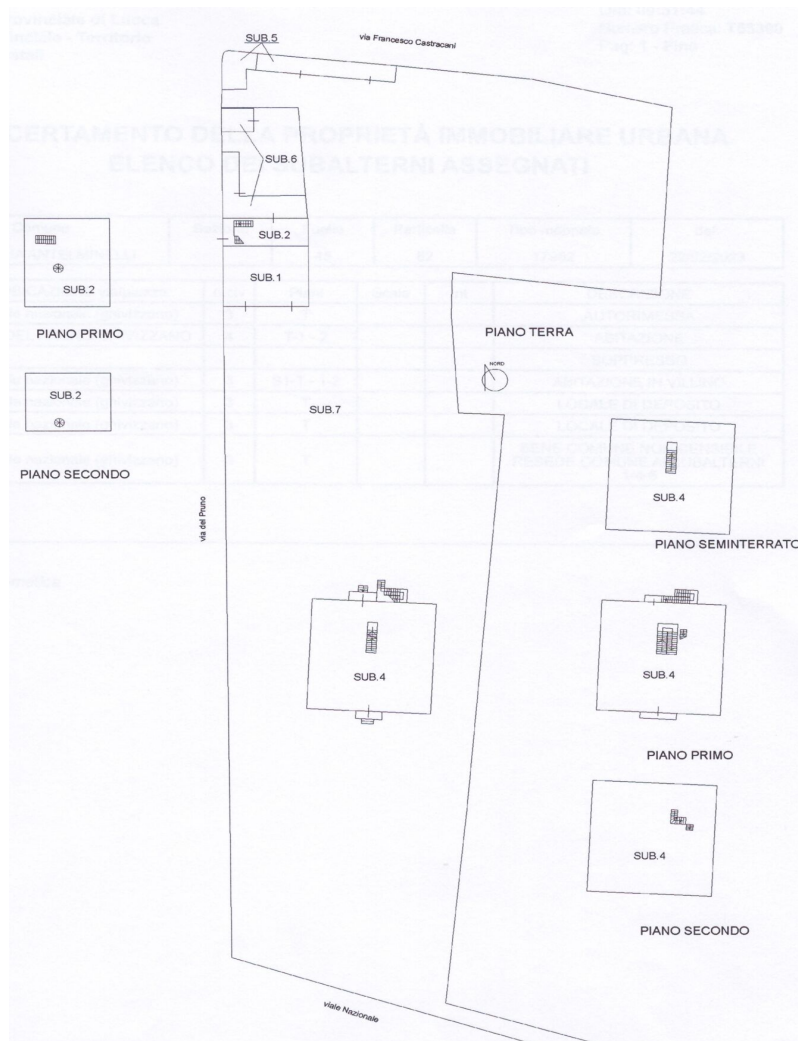




Piano primo



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 the heart of Lucchesia, among rolling hills and the Apuan Alps, stands an elegant Art Nouveau villa set in a beautiful and relaxing private park.

We are located about thirty kilometers from historic Lucca, one of the most desirable locations in Italy, where art, history, natural resources and an easily accessible location make it an exclusive destination.

Built in 1910, this prestigious historic home represents a unique opportunity for those who wish to live - or invest - in a property of great charm, steeped in memory and authenticity.

The Property

The villa is spread over four levels for about 600 m² commercial, keeping intact the original character of the period.

Original cellars

Large rooms with vaulted ceilings and wolf's mouth windows, to be customized as service spaces, wellness area, wine cellar or representative rooms with historical flavor.

Ground floor

Still in the original finishes, but structurally sound, needs routine maintenance to the systems. The generous spaces offer multiple possibilities for customization.

Main floor

Perfectly habitable, retains the warm family atmosphere typical of prestigious villas:

Soaring ceilings

Original cementine and marble floors by Tessieri and wooden parquet flooring

Solidly crafted fixtures and doors in fine wood

Bright and harmonious rooms

A charming terrace gives an enchanting view of the private park.

Top floor

High windowed attics, ideal for possible extension, studios, ateliers or additional rooms.

The Park

The plot of about 7,000 m² provides total privacy while not being isolated. The park is embellished by:

- Tree-lined avenue and perimeter hedges
- Suggestive lemon house
- Double garage and storage/workshop rooms
- Shaded gazebo ideal for summer days
- Possibility of building a swimming pool

The location is strategic: private but within walking distance of stores and services, with convenient and easily accessible road.

Main features

- Historic Art Nouveau villa
- 600 m² commercial
- 10 rooms
- 6 bathrooms
- Terrace
- Double garage and storage
- Built-in closets
- Good general condition
- Independent heating

- Interior adapted for people with reduced mobility: partially
- Energy class (D.L. 192/2005): 295 kWh/m² year
- Suitable both as a prestigious private residence and as a charming accommodation business

A charming place that smells of family and good things

Villa Pacini has witnessed a rich and layered history over time. Today it is ready to welcome new owners capable of appreciating its architectural value, scenic beauty and extraordinary potential.

A mansion where elegance, nature and memory meet in a timeless atmosphere.

Distances: Lucca 30 km

Pisa airport 53 km

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Contact partner

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