Casanotizia Del Geom. Gabriele Alessandro
Viale San Concordio n. 537 - 55100 Lucca
Phone number 0583.91477

Apartment
Centro storico
€ 1.200.000
Ref. 66456



500 sq.m | Bathrooms: 7 | Bedrooms: 4 | Rooms: 12

In the heart of Lucca, in an exclusive setting just steps from Piazza Santa Maria and the renowned Via Fillungo, we offer for sale an elegant historic residence of over 500 square meters, located within a prestigious 17th-century building, which underwent careful restoration in the late 1980s. The property is spread over two levels: ground floor and basement, and is enhanced by a private courtyard of approximately 80 square meters with driveway access, an extremely rare feature in the historic center, allowing for parking for multiple cars. The main entrance leads to a large hallway that leads to a succession of charming rooms: a double reception room, a dining room, a private living room, and two spacious double bedrooms, one of which features a refined wooden mezzanine. The interiors retain the property's historic character intact thanks to coffered ceilings, original frescoes, period Tessieri cement tile floors, and details resulting from a meticulous restoration aimed at maintaining authenticity and architectural value. The level is completed by three bathrooms with windows, various ancillary rooms and a room with a separate entrance from the outside, ideal as a garage, professional office or additional living space, as needed. The basement is connected internally by an evocative masonry spiral staircase. This level offers large and versatile spaces, embellished with exposed brick vaults, Tuscan terracotta columns and terracotta and marble floors. We find a built-in kitchen with fireplace and oven, a large rustic-style tavern, seven windowed rooms currently used as cellars, studies and utility rooms, as well as four pre-arranged bathrooms. Thanks to multiple independent entrances and the generous layout, the property lends itself to a variety of solutions: a prestigious private residence, a historic residence with a professional office, a hospitality facility, or even a potential subdivision into multiple residential units.

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Certification

Energy Class: F

Property Informations

Address: piazza santa maria

Bedrooms: 4

Bathrooms: 7

Rooms: 12

State of Preservation: Good

Parking: Uncovered Parking

Kitchen: Regular Kitchen

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			










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