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

# Mixed condo
# € 1.200.000
## Ref. 66502



### 1.300 sq.m | Bathrooms: 9 | Bedrooms: 13 | Rooms: 22

Nestled in the quiet foothills between Gragnano and Montecarlo, just 11 km from the historic walls of Lucca, this prestigious property extends over 4.5 hectares of mostly flat land. The heart of the estate is a charming Art Nouveau manor house dating back to the early 1900s, expertly renovated to combine the elegance of the original architecture with the most modern living standards. The villa's interiors, spread across approximately 427 square meters and spread over three levels, retain their period charm. The ground floor features a grand living area, with a charming living room, dining room, eat-in kitchen, guest bathroom, and a quaint basement room adorned with vaulted ceilings in exposed brick. The first floor features the main sleeping area, comprising a study, a large panoramic terrace, and three elegant double bedrooms, each with a private bathroom. The second floor boasts four additional flexible rooms and three bathrooms, ideal for hosting guests or creating relaxation spaces. Adjacent to the main building, the property includes three independent apartments of generous size (from 75 to 175 m2), spread over two levels and featuring a living area with kitchen on the ground floor and up to three bedrooms with bathrooms on the upper floor. The estate also includes an impressive detached building of approximately 300 m2, currently unfinished but with a completely redone roof, ready to be customized for residential or commercial use. Completing this extraordinary complex of approximately 1,300 square meters of indoor space is a fully equipped riding stable, with its own entrance and currently generating income. Given its extraordinary variety of spaces, strategic location, and significant development potential, the property represents a unique investment opportunity, perfect both as a prestigious residence and for the creation of a charming hospitality facility or boutique B&B with an equestrian center.

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## Certification

**Energy Class**: G

## Property Informations

**Address**: via torre

**Bedrooms**: 13

**Bathrooms**: 9

**Rooms**: 22

**State of Preservation**: Excellent

**Total Floor**: 3

**Current Status**: Free to the deed

**Garden**: Private

**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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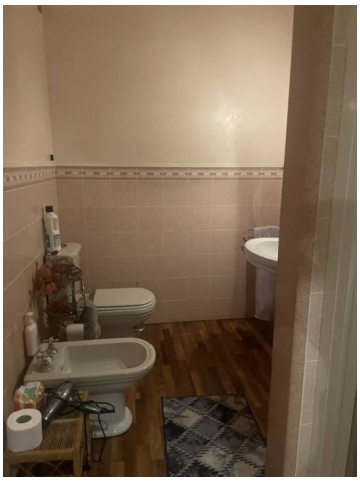


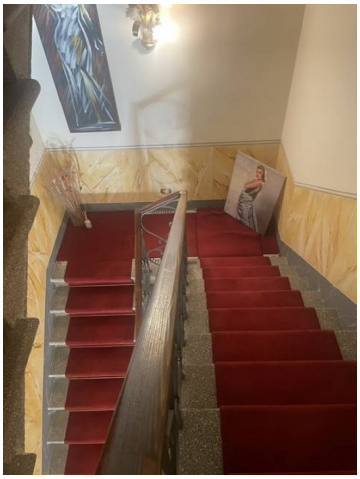




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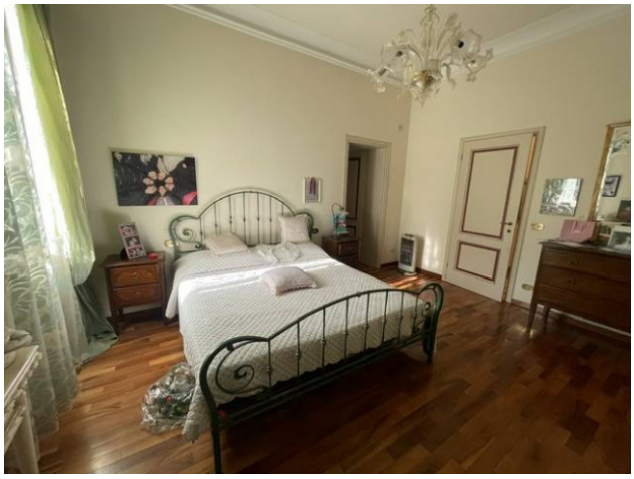
















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