

for sale in Capannori
Gragnano
€ 1.300.000
Ref. 1590



1.468 sq.m. | Bathrooms: 7 | Bedrooms: 11 | Rooms: 33

TO READ THE FULL DESCRIPTION OF THE PROPERTY YOU CAN GO TO OUR WEBSITE:
WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE CODE 1590

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

This splendid eighteenth-century villa with its current configuration, with its symmetrical facade, side terraces and rear avant-corps, dates back to 1836 while maintaining all the neoclassical elements typical of the period and of the architects Giovanni Lazarini and Lorenzo Nottolini, who worked in Lucca and were authors of important works in the Lucca area, such as the works at the Villa Reale di Marlia for Elisa Baciocchi, sister of Napoleon Bonaparte, the Teatro del Giglio for Maria Luisa di Borbone, Porta Elisa in the walls of Lucca, the Specola, the aqueduct and urban planning works in Piazza Anfiteatro. The villa is currently surrounded by a fence of around three thousand square metres, immersed in the greenery of palm trees to the south and pines and holm oaks to the north. It is spread over three floors, ground floor, main floor and second floor, for a total of around one thousand four hundred square metres. On the main facade, facing south, the geometric division of the floors is highlighted, enhanced by the diversified treatment of the surfaces, with a fake

rustication on the ground floor of a different colour from the floors above treated with smooth plaster, and from the string courses. The central part of the facade is highlighted by four pilasters with architrave and the central balcony with cast iron railing. The symmetrical layout is further underlined by the two lateral terraces. The second floor is enriched by brick draperies then painted on site according to the construction techniques of the time. Inside the villa, a columned entrance of considerable artistic value leads to various service rooms (kitchen, tavern, cellar), to an entirely frescoed apartment and to the main floor, through a large staircase in Matraia stone with a period railing worked in cast iron. On the first floor there is a large hall with adjoining study, living room, various bedrooms and bathrooms, two lateral terraces decorated with terracotta statues. Many of the rooms are still frescoed today. The second attic floor with beams, wooden joists and exposed terracotta bricks, normally inhabited by the easements, must be renovated. The terracotta or stone floors are original from the period, as are the doors and windows which have been fitted with shutters. Of particular importance is the accentuation, both on the first floor and on the main floor, of the alignment of the doors with the so-called "telescope" effect which highlights a "parade" of communicating rooms, also typical of Lucca architecture of the period. The interiors are furnished with antique furniture, some of particular value. An old stable and a carriage shed belong to the villa and stand in the enclosure for a total of approximately one hundred and eighty square metres.

REFURBISHMENT WORK ON THE FACADE AND RENOVATION AND MAINTENANCE WORK ARE REQUIRED IN VARIOUS PARTS OF THE VILLA AND ESPECIALLY ON THE TOP FLOOR TO BRING IT BACK TO ITS SPLENDOR.

Certification

Energy Class: G

Features

Code: 1590	Reason: Sale
Address: Via Pesciatina	Zip Code: 55010
Municipality: Capannori	Zona: Gragnano
Total Square Meters: 1.468 sq.m.	Bedrooms: 11
Bathrooms: 7	Rooms: 33
State of Preservation: Good	: 6
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1830	Current Status: Free to the deed
Terrace: Present	Garden: Private, 3.000 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fireplace
Shower	Wooden Window Frames
Shutters	

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





