

for sale in Capannori
Gragnano
€ 2.200.000
Ref. 1745



830 sq.m. | Bathrooms: 12 | Bedrooms: 13 | Rooms: 32

Prestigious Historic Villa with a Century-Old Park and Panoramic View of Lucca In the heart of an exclusive and private setting, immersed in the tranquility of a magnificent centuries-old park spanning over two hectares, we offer for sale an extraordinary historic villa of approximately 830 square meters, a charming residence that preserves the authentic character of period architecture and offers spaces of rare spaciousness and versatility. A truly prestigious property, ideal as a private residence, a family home, or as an investment for the creation of a refined, high-end hospitality facility. The main villa The residence extends over three main levels, featuring generous spaces, original architectural details, and an atmosphere reminiscent of historic Tuscan homes. Ground floor – Hospitality and conviviality Spanning approximately 275 square meters, the ground floor welcomes guests into a spacious entrance hall graced by a splendid original pietra serena staircase. The living area includes a first living room with an original antique fireplace and a spacious main hall, perfect for entertaining and entertaining. The floor also includes an eat-in kitchen, a second service kitchen, a pantry, a laundry room, and two bathrooms. The charming basement room, complete with a fireplace and wood-burning oven, is an ideal space for socializing and special occasions. First floor – The elegance of the master area The main sleeping area, approximately 220 square meters, is centered around a large central living room that harmoniously and functionally organizes the spaces. Five spacious double bedrooms, each with a private bathroom, some with en-suite bathrooms, guarantee comfort, privacy, and a superior level of hospitality. Second floor – Spaces and possibilities With a surface area

of approximately 207 square meters, the second floor hosts six additional bedrooms, a study also ideal for remote working needs, and four bathrooms, two of which are currently unfinished, ready to be completed and customized according to your needs. The property also features a generous attic, featuring interesting heights and sizes and enhanced by the completely renovated roof. An additional independent dwelling Adjacent to the main villa is a second property of approximately 110 m2, recently completely renovated and featuring an independent entrance. The home is spread over two levels, connected by an impressive internal staircase. The upper floor features a bright, open-plan living area with a kitchen and elegant designer fireplace. The sleeping area includes two large bedrooms, one with a walk-in closet, as well as a bathroom and closet. An ideal solution for guests, family members, service staff or for independent use, depending on the needs of the property. The complex is completed by several annexes intended for garages and cellars, which offer additional service and storage spaces. The centuries-old park and the view of Lucca A distinctive feature of the property is the extraordinary private park of approximately 20,288 square meters, which envelops the home in an atmosphere of absolute privacy, offering a natural setting of great charm. The large paved areas open onto suggestive panoramic views of Lucca and the surrounding hills, creating ideal settings for enjoying outdoor spaces in every season. The size of the land also offers interesting development opportunities, with the potential construction of a swimming pool, a tennis court, or additional areas dedicated to sports and leisure, subject to obtaining the necessary permits. A unique home, combining history, prestige and potential This villa represents a rare opportunity for those who desire a residence with character, immersed in the tranquility and beauty of the Tuscan landscape, without giving up highly representative rooms and extraordinary flexibility of use. A property of timeless charm, combining the value of history, the privacy of a centuries-old park, and the potential of a prestigious real estate investment, just steps from the timeless charm of Lucca.

Certification

Energy Class: G

EPglNr: 201.89 kwh/□

Features

Code: 1745	Reason: Sale
Address: via vecchia Pesciatina in Gragnano	Zip Code: 55012
Municipality: Capannori	Zona: Gragnano
Total Square Meters: 830 sq.m.	Bedrooms: 13
Bathrooms: 12	Rooms: 32
State of Preservation: Excellent	: 5
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1900	Current Status: Free to the deed
Garden: Private, 3.738 sq.m.	Kitchen: Regular Kitchen
Box: Double	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar	Fireplace
Air-Conditioned	Wiring : By Law
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	











