

Massarosa

## Historic villa with several outbuildings on the lake

Property ID: IT252942111



[www.von-poll.it](http://www.von-poll.it)

LIVING SPACE: ca. 2.680 m<sup>2</sup> • ROOMS: 15 • LAND AREA: 12.680 m<sup>2</sup>

Property ID: IT252942111 - 55054 Massarosa

- At a glance
- The property
- Floor plans
- A first impression
- Contact partner



Property ID: IT252942111 - 55054 Massarosa

## At a glance

Property ID	IT252942111
Living Space	ca. 2.680 m <sup>2</sup>
Rooms	15
Bedrooms	13
Bathrooms	6

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 12.680 m <sup>2</sup>

Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property



Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property



Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

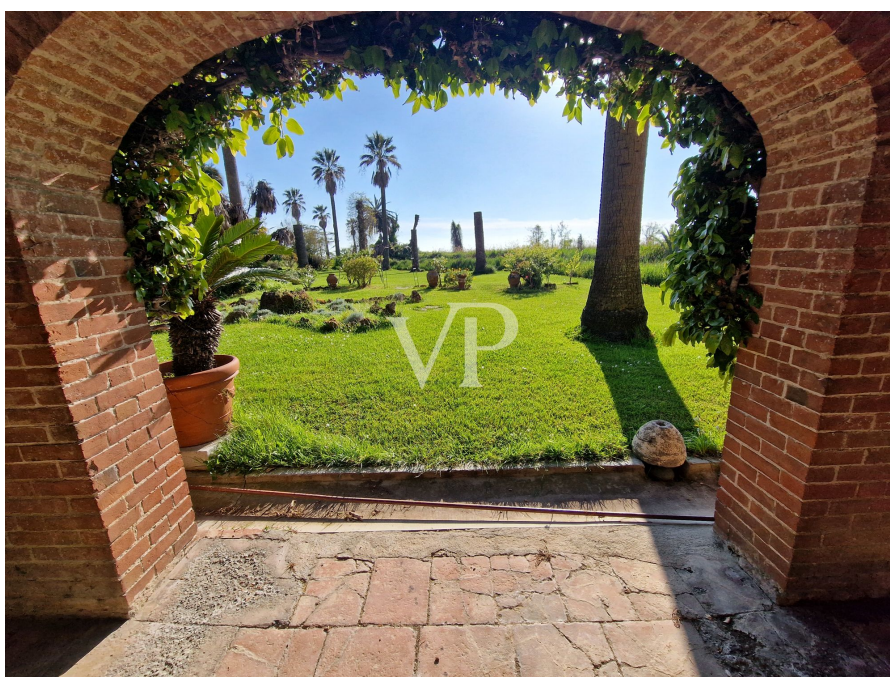
## The property





Property ID: IT252942111 - 55054 Massarosa

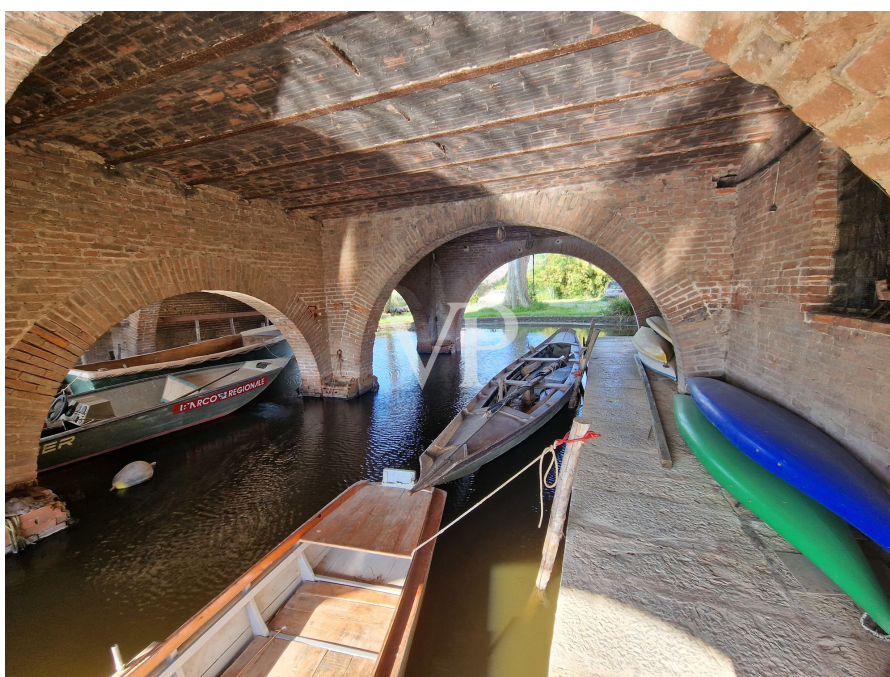
## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property





Property ID: IT252942111 - 55054 Massarosa

## The property

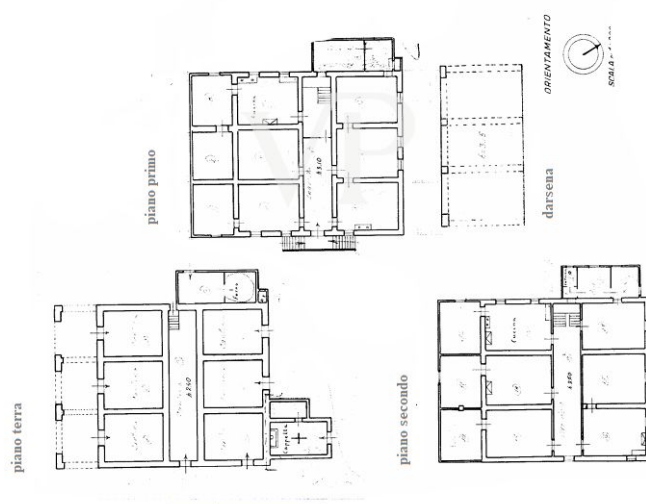




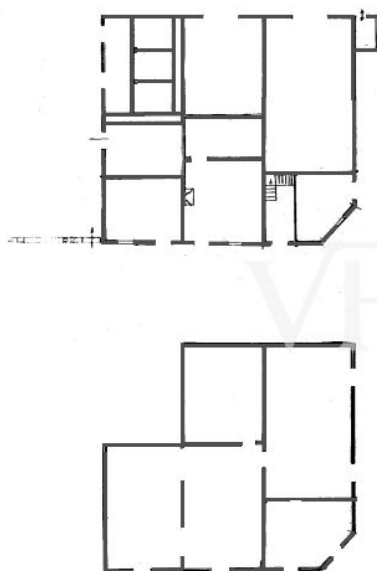
Property ID: IT252942111 - 55054 Massarosa

## Floor plans

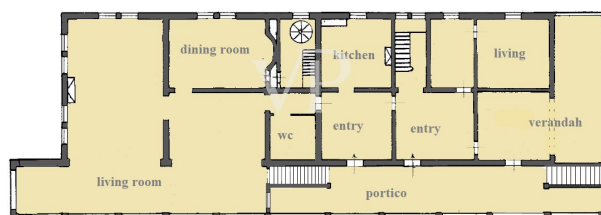
### Edificio n° 2

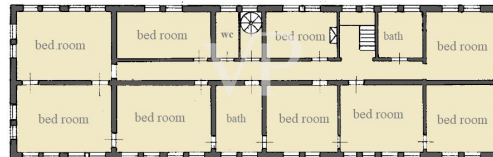




**Edificio n° 4****Planimetrie catastali**

EDIFICIO PARZIALMENTE COLLATO DA RISTRUTTURARA INTERAMENTE

**Edificio n° 1 - Piano primo**



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.



Property ID: IT252942111 - 55054 Massarosa

## A first impression

In Tuscany, close to the historic city of Lucca (only 17 km away), a prestigious historic villa is for sale, idyllically nestled between hills and lake. Access is via Massarosa in the direction of Quiesa, along the lake with typical fishermen's cottages, up to the entrance of the property with private chapel and parking lot.

The estate comprises several buildings, some of which have been restored and are used as guest accommodation:

Building 1 - The Villa: An impressive neo-Gothic villa from the 19th century with approx. 1,200 m<sup>2</sup> on four floors. The elegant façade overlooks the lake, flanked by an exotic garden and palm trees along a canal with a private darsena (jetty). Inside, there is a magnificent salon, dining room, kitchen, nine bedrooms, three bathrooms and, on the top floor, former staff rooms with the possibility of expansion. The tower floor offers a panoramic view as far as Villa Puccini on the opposite bank.

Building 2 - The Casale: A partially restored country house with approx. 800 m<sup>2</sup> on three levels. Four renovated bedrooms with bathrooms, partly storage areas, the top floor is still to be extended.

Building 3 - Chapel: A small private church with 23 m<sup>2</sup>.

Building 4 - Colonial building: A two-storey building (approx. 400 m<sup>2</sup>), without roof, to be completely renovated.

Buildings 5, 6 and 7: Restored former farmhouses (together approx. 185 m<sup>2</sup>), used for regional tastings, events, with clubhouse, large hall and a two-bedroom apartment.

Building 8 - Limonaia: Former lemon house with 72 m<sup>2</sup>, in need of complete renovation.

The entire property offers around 10,000 m<sup>2</sup> of parking space and can also be reached by boat with an electric motor via the "Fosso del Burlamacca" canal from the port of Viareggio.

Property ID: IT252942111 - 55054 Massarosa

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)