

## Villa a Bagni di Lucca

### € 930.000

### Ref. 2069



**665 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 20**

THE VILLA GUINIGI IN BAGNI DI LUCCA - Villa for Sale in Tuscany called VILLA GUINIGI - Bagni di Lucca is nestled in the mountains of the Tuscan-Emilian Apennines almost to give it the appearance of a mountain health resort, despite its 152 meters above sea level . It can be considered a true oasis of peace and serenity, decentralized from the major traffic arteries that pass by it in nearby Lucca (30 km) and Versilia (50 km). All these characteristics combined with the friendliness of the inhabitants, the mild climate and its famous spas, make Bagni di Lucca an ideal destination for tourists and visitors.

In the immediate vicinity of the historic center of Bagni di Lucca, this Villa on four floors of 665 m2 is for sale. with garden and surrounding park of 2,500 m2.

The villa, already from its name GUINIGI, speaks for itself.

It was built in the mid-1500s by the famous Vincenzo Guinigi (belonging to one of the richest and most influential families in the Lucca state) as a summer residence due to its proximity to the famous thermal waters.

Represented in numerous postcards depicting the town of Bagni di Lucca, the Villa has had numerous owners, and the last one attempted and fully succeeded in restoring it to its former splendor. It was internally renovated in the 1960s trying to keep its character intact by using materials most similar to those already present in the villa.

The garden in its original appearance as today was surrounded by high stone walls, in fact the villa was called the Villa and the Closed. The garden in front of the villa has been well preserved, while the back, previously cultivated with vines, has been redone in the style of the Lucca villas.

As soon as we enter the main gate, a small avenue takes us to the entrance of the villa. On the right side we still have an area where we can converse, while on the left side we have other areas where we can shelter for privacy, in addition to the old well.

The house on four floors is composed of the entrance on the ground floor, on the left we have the large living room overlooking the covered veranda, and another room used as a living room with fireplace. On the right we find the study or library, hallway, bathroom, dining room and kitchen.

On the first floor we have a hallway, the master bedroom with en suite bathroom with tub, overlooking the beautiful porch overlooking the valley; we then have three other bedrooms, wardrobe room and toilet.

On the second and last attic floor, we find a hallway, a small bathroom, two bedrooms and a room used as an attic.

In the basement we have a loggia in front of the garage, cellar rooms, storage room and pantry, as well as a small toilet and a tavern with fireplace.

Villa Guinigi is immediately habitable, perfect as a permanent residence but also as a second home to enjoy your holidays and free time in one of the most evocative places in Tuscany, with its fabulous thermal waters in complete comfort, 1 km from center and all services. All utilities are present and functioning: the electrical system, the heating system (powered by methane gas) - the water system (guaranteed through the connection to the municipal aqueduct).

Purchasing this villa means purchasing a piece of history of Bagni di Lucca and Lucca.

Public transport very close and station 3 km away. Shops and more: 0.5 km - Lucca: 30 km - Pisa: 50 km - Versilia: 60 km - Florence: 100 km - Garfagnana: 28 km - Abetone: 35 km.

Energy Class G - EPgl, nren 129.15 kwh/m2. year.

Commercial surface area sqm. 665.00 - Useful surface area m2. 490.00 - Garden sqm. 2,500.00.

For information contact us on 347/3225117.

## Property Informations

**Zip Code:** 55022

**Bedrooms:** 6

**Bathrooms:** 5

**Rooms:** 20

**State of Preservation:** Discreet

**Level:** Multi-Storey

**Total Floor:** 4

**Age Construction:** 1550

**Current Status:** Free to the contract

**Terrace:** Present, 48 sq.m

**Garden:** Private, 2,500 sq.m

**Kitchen:** Kitchenette

**Box:** Single, 25 sq.m

## Features

Terrace: 48 □

Tv Antenna: Autonomous

Porch: 21 □

Closet

ADSL Coverage

Cellar: 85 □

Fastweb Coverage

Fireplace

Telephone System

Shower

Wooden Window Frames

Shutters

## Nearby

Spa

Tennis Courts

Playgrounds

Public Transport

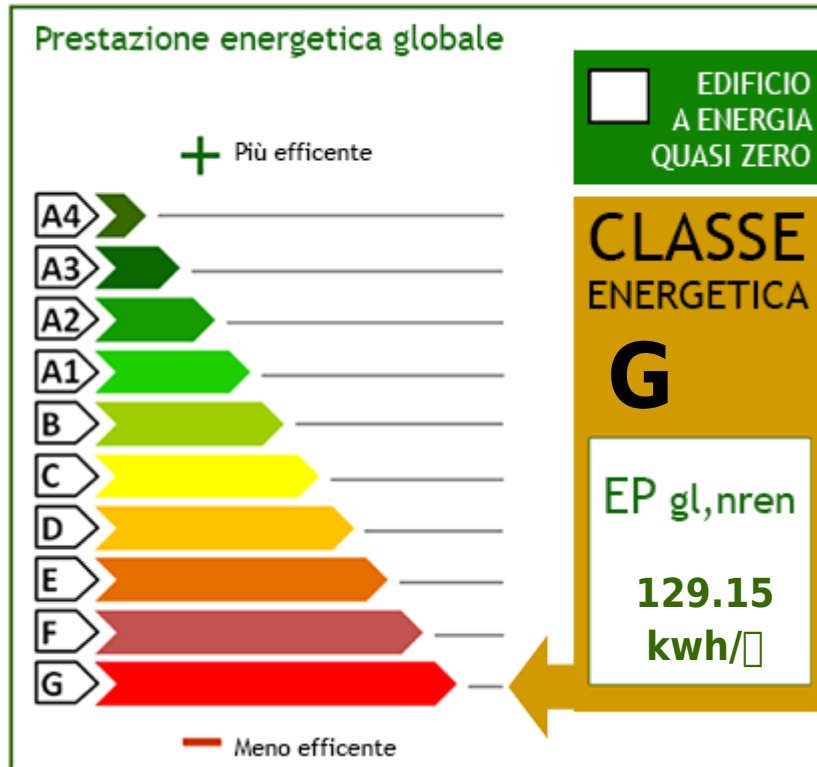
Kindergarten

Elementary Schools

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Cafe

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info@selectimmobiliare.com - <https://www.selectimmobiliare.com/en>  
VAT 02253750463



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