

SANTANDREA  
luxury houses

Price: €1,500,000  
Bedrooms: 19  
Bathrooms: 6  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Massarosa Toscana

#### Massarosa (Lucca) - VILLA PELLEGRINI

In the gorgeous setting of the hills of Versilia between Lucca and the sea, just 10 km from the coast of the town of Viareggio and 20 minutes from the center of Forte Dei Marmi, this rare example of eighteenth-century architecture nestles in an idyllic setting.

The complex is accessed from a small private square where there are the garages, the guardian house, another independent house with 2 bedrooms, and an outbuilding with a double entrance, both from the square and from the garden of the villa.

The property, divided into 4 cadastral units, as well as warehouses and outbuildings, has its heart in the eighteenth-century villa of about 360 square meters on 3 levels, which overlooks the panorama of Lake Massaciuccoli and the Tuscan coast, with the panoramic view that arrive at the south to the Livorno coast and north to Porto Venere; a marble plaque remind us that the daughters of the great Italian writer Alessandro Manzoni stayed in this enchanted frame.

At the entrance, on the ground floor, there are in addition to the large living room that overlooks the panoramic terrace on the historic garden, the spacious dining room, the sitting room, the study, the kitchen. On the first floor, the pietra serena stairs land in another large room with fireplace, which overlooks 4 large bedrooms as well as closets, bathrooms and wardrobes.

In the basement, with an arch overlooking the garden, there is a large historical kitchen, with fireplace and annexed service rooms.

The villa is surrounded by a shady garden, with belvedere, terraces and views underlined by statues, vases and walls that underline the great architectural and landscape harmony.

The property needs to be modernized, although perfectly habitable.

An unique opportunity to purchase a bite of Tuscan history!

#### LOCATION

Geographically, Versilia is a strip of land between two lakes, the western side of the Apuan Alps and the Tyrrhenian Sea. To the north, the lake of Porta, now dried up; to the south, that of Massaciuccoli, dear to Puccini ... The climate of Massarosa and Massaciuccoli, an ancient Roman port on the lake, is exceptional, oranges and lemons ripen there, and palm trees fruit.

It is true that the different landscapes that make up the territory of Massarosa, gently laid on a plain which, slowly degrading, becomes sea even before reaching it, opens into an admirable landscape distributed between the hill, the plain and the lake area, which has preserved in the sites left by the people who settled there since ancient times.

## SERVICES

Massarosa has an area of 69.25 sq km, it hosts a total of about 20,000 inhabitants, and is divided into sixteen hamlets, distributed for the most part along the radius of its fifteen kilometers in length

Number of rooms:20

Number of bedrooms:19

Number of baths:6

Number of terraces:2

Number of boxes:2

Concierge:No

Elevator / Lift:No

Garden:Private

Heating:Autonomous

Air-conditioning:Absent

Year renovated:1985

