



IMMOBILIARE GRAZIA



+39 Real Estate

LUCCA TOSCANA ITALIA VILLA

€ 2.800

Villa BOTTINI -TOSCA, (also known as Villa Alessandra) formerly named Villa Casali, is a noble country mansion built as per the present shape during the beginning of the 1700 (XVIII^o Century), probably enlarging a pre-existing older structure.

The decorative fishpond, laying inside the southern garden, showing stylistic features of the preceding century (1600) can be a proof of that hypothesis.

Completely renovated by the owners Bottini - Tosca, with the full respect of the traditional lines and materials, the Villa has been equipped with all the necessary up-to-date comforts, for a modern prestigious residence, leaving intact the glamour of the old times when it had been projected.

Presumably, as a holiday or hunting resort.

At the end of the restoration the property changed the cadastral registration (different natural person).

In time past, the property comprised: the Master's Villa, the Tinaia* (wine cellar) and the Limonaia (lemon-house) with Chapel.

Presently the three units are owned by different proprietors.

Tinaia* and Limonaia are now totally independent, separate and autonomous units. They have their own alternative entrances non interfering with the one of the Main Villa.

The colouring of the three buildings, according to the rules stated by the Fine Arts Superintendence, still shows the classical different destination: yellow, reserved to the Master's house, reddish or pinkish for the rural service buildings.

Villa Bottini-Tosca comprises two floors and a basement. Annexes includes: the Legnaia/Portico (wood-house), the Garage with a room for the technical machineries (e.g. central heating boiler, hydraulic pumps, etc) and a "crumbling hut" (capanna).

All around stay well equipped gardens, partially fenced, with swimming pool (10 m x 5m), drive-in and parking area.

At the ground floor are whether the official spaces (suitable for receptions, party, concert) either the private and the service rooms:
The Painted Hall, the wide double Living Rooms, the Library, the Office/Studio, the Dining room, the big Kitchen, the Laundry and a Toilet/powder room.

At the first floor: seven (7) Bedrooms all of them with wide en-suite bathrooms.

One of them (the master's bedroom) more than 60 s.q. metre wide

The restoration of the basement is, presently, uncompleted.

The original project to use its wide spaces for a billiard room, a cellar for wine tasting and a small gymn has been suspended.

All together the covered surfaces (including annexes) measure about 900 sq. metre.

Gardens (aprox. 3.000 sq. metre), carefully maintained, count high sized trees (cypress and mimosas), fruit-bearing plants (lemon, apricot, olive), decorative bushes (laurel, boxwood, rosemary etc.) different blooms (roses, hydrangeas, oleanders, etc.).



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