

Indipendent house for Sale to Forte dei Marmi Area: Vittoria Apuana



1.100 square meters | Bathrooms: 14 | Bedrooms: 10 | Rooms: 25

Historic Seafront Villa with 10,000-Sqm Private Park ☐ Just Minutes from Forte dei Marmi
Ref. REA520

In the heart of the renowned Ronchi area, along one of the most exclusive parts of the Versilia coast and just a few minutes from Forte dei Marmi, we offer for sale one of the most fascinating historic homes on the Tuscan coast: the prestigious Villa Duchi Caffarelli Gucci. Overlooking the sea and immersed in a magnificent private park of approximately 10,000 square meters, this extraordinary residence represents a perfect blend of history, elegance, and contemporary comfort. Built in 1923 and expertly restored in 2008, the Villa retains its period charm, enhanced by the latest technological features.

Known as the former residence of Duchess Drusilla Caffarelli, wife of fashion designer Roberto Gucci, the property was for years the exclusive retreat of one of Italy's most iconic families.

The residence is spread over three main levels for a total surface area of over 1,100 m².

The mezzanine floor welcomes guests with an imposing foyer graced by a dramatic white marble staircase. The state rooms include a refined double living room, a charming dining room with a period fireplace, and a large kitchen, all connected to the loggias and terraces via large French windows that allow for seamless integration with the outdoor spaces. Completing the level are a first suite with a private sitting room and bathroom, a service area with laundry and ironing room, and a separate staff apartment.

On the first floor, organized around an elegant hallway illuminated by a glass skylight, lies the sleeping area consisting of six double bedrooms and five bathrooms, ideal as exclusive guest suites, as well as a large study, a romantic private loggia, and a splendid panoramic terrace overlooking the Versilia sea.

The attic floor, characterised by significant internal heights, houses two further double suites with bathrooms, a living room, a single bedroom, another bathroom, a storage room and a room set up for the creation of a second kitchen.

The basement is dedicated to technical and service rooms, with a large laundry room, storage room and boiler room.

Outside, the wonderful English-style park, designed by a landscape architect, offers views of rare beauty and guarantees absolute privacy.

The property also features a splendid 12 x 6 meter swimming pool with a solarium area, a gazebo for outdoor dining and receptions, a tennis court in need of restoration, a changing room with bathroom, an equipment storage room, and a large covered parking area that can accommodate up to eight cars.

The villa is equipped with a heating and cooling system, home automation, an alarm system with video surveillance, automated garden lighting and irrigation, a motorized pool cover with chlorine/ozone treatment, and an artesian well.

Fine Genoese terrazzo floors, frescoed ceilings, and original architectural details blend harmoniously with state-of-the-art systems, creating a one-of-a-kind residence.

A unique property, where historic charm meets contemporary luxury, just steps from Versilia's most exclusive beach resorts and the timeless atmosphere of Forte dei Marmi.

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

Certifications

Energy Class:

Property details

Code: REA520	Reason: Sale
Type: Independent house	Region: Toscana
Province: Lucca	Municipality: Forte dei Marmi
Area: Vittoria Apuana	Price: € 8.500.000
Total Square Meters: 1.100 square meters	Bedrooms: 10
Bathrooms: 14	Rooms: 25
: 25	: 3
: 1923	: Yes
: 10 meters	

Features

Terrace	Tv Antenna: Autonomous	Porch
Tv SAT: Autonomous	Closet	ADSL Coverage

Fastweb Coverage	Fireplace	Telephone System
Wiring: By Law	Sanitary Suspended	Jacuzzi
Shower	Wooden Window Frames	Shutters
Sea View		

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			















