

## Indipendent house for Sale to Viareggio Area: Torre del Lago Puccini



**550 square meters | Bathrooms: 5 | Bedrooms: 6 | Rooms: 21**

Villa Liberty with private park for sale

VILLA ENRICA

Time seems to have stopped inside this magnificent property, built in the early 1900s by the Swiss consul in Italy Vittorio Lieber and dedicated to his wife Fanny (hence the original name of the mansion, Villa Fanny), a dwelling full of charm and history, details ranging from art nouveau to liberty and that made it famous since from its construction in the elegant environments of the time.

In the setting of Lake Massaciuccoli, a short distance from the house of the master Giacomo Puccini and the opera house we propose for sale exclusively this historic house surrounded by a garden park of more than 5500 square meters. The property is spread over four levels, characterized by original finishes and of great value that the renovation of the 70s has not affected.

On the ground floor of 221 square meters, presented by a balcony with Liberty columns welcomes us a large entrance with disengagement, a salon of over 45 square meters originally used for dances and parties, a large dining room with frescoed ceiling as well as a living room overlooking one of the two settler verandas. Also on the ground floor a large kitchen, a bathroom and the service ladder for servitude that leads directly to the attic area of 53 square meters where an apartment for the dependencies of the villa with two bedrooms, kitchen, bathroom and terrace was built.

A staircase with breathtaking beauty, in polished light marble, with a wrought-iron handrail with a recurring stylized violin key motif, leads us to the first floor. Another striking element is the brass half-scale lamp, in which a winged stylized griffon griffon griffon vulture is displayed.

On the first floor, the sleeping area is disengaged from a door with elegantly cut glass and a flooring of the era, different in any environment. The floor develops from a large central atrium that leads us to the four double rooms with two terraces of over 30 square meters, towards a fifth room with balcony with Art Nouveau columns facing the entrance of the villa and towards the three bathrooms of which one en suite.

The property completes a cellar area of about 30 square meters formerly used as a pantry and accessible directly from the kitchen. The property is in good condition and habitable immediately, having until recently been used as a bed and breakfast but in its history has been private villa, art room and ideal location for luxurious ceremonies. It is therefore lends itself to a non-invasive renovation that preserves the peculiarities of the rounded doors, the beautiful floors, pinnacles that rise to the front of the building, to create a personal home as a hotel

Ref. REA417, New17  
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## Property details

|   |                                    |
|---|------------------------------------|
| <b>Code:</b> REA417                           | <b>Reason:</b> Sale                |
| <b>Type:</b> Independent house                | <b>Region:</b> Toscana             |
| <b>Province:</b> Lucca                        | <b>Municipality:</b> Viareggio     |
| <b>Area:</b> Torre del Lago Puccini           | <b>Price:</b> € 650.000 negotiable |
| <b>Total Square Meters:</b> 550 square meters | <b>Bedrooms:</b> 6                 |
| <b>Bathrooms:</b> 5                           | <b>Rooms:</b> 21                   |
| : 25  | : 4                                |
| : 1907  | : Yes                              |
| : 3.300 meters                                |                                    |

## Features

|                      |                        |                  |
|----------------------|------------------------|------------------|
| Terrace: 31 m²       | Tv Antenna: Autonomous | Porch: 32 m²     |
| Tv SAT: Autonomous   | Closet                 | ADSL Coverage    |
| Cellar: 27 m²        | Fastweb Coverage       | Fireplace        |
| Telephone System     | Wiring: By Law         | Shower           |
| Wooden Window Frames | Aluminum Frames        | Safe-Deposit Box |
| Shutters             |                        |                  |

## 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 |              |                    |                  |











