Agenzia Immobiliare Leonardo
Corso Garibaldi, 170 - 55049 Viareggio
Phone number 0584961129

Villa
Torre del Lago Puccini
€ 650.000 negotiable
Ref. REA417



550 sq.m. | 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 noveau to liberty and that made it famous sina 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
www.leonardorealestate.it

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

Property details

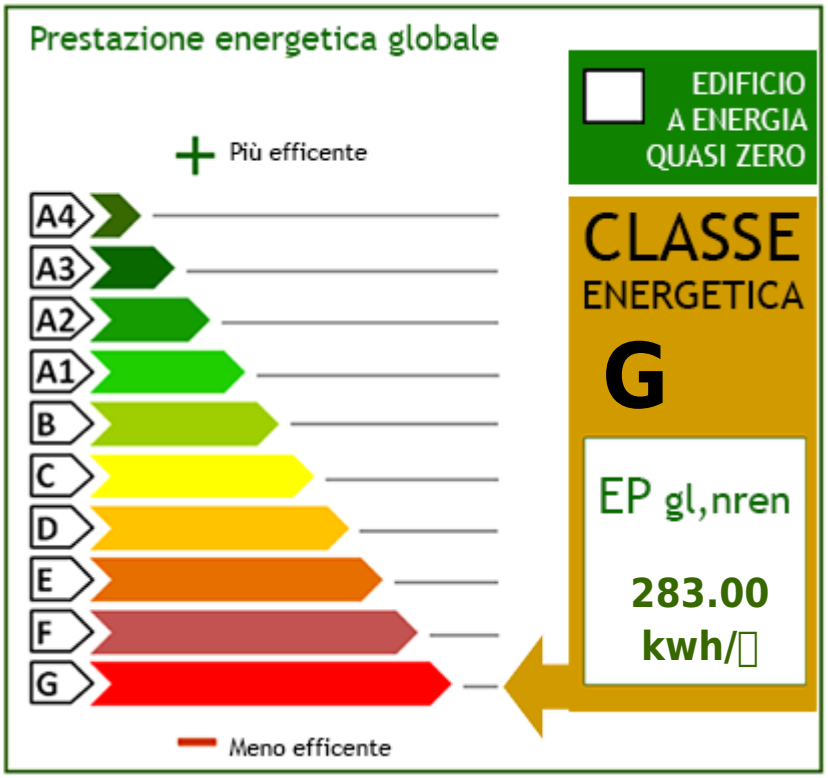
Address: Viale Giacomo Puccini, 187	**Zip Code**: 55049
Bedrooms: 6	**Bathrooms**: 5
Rooms: 21	**State of Preservation**: Good
Level: Multi-Storey	**Total Floor**: 4
Heating: Heating	**Age Construction**: 1907
Current Status: free to deed	**Balconies**: Present, 85 sq.m.
Terrace: Present, 85 sq.m.	**Garden**: Private, 5.500 sq.m.
Sea Distance: 3.300 meter	**Kitchen**: Regular Kitchen

Features

Terrace: 31 □	Tv Antenna: Autonomous	Porch: 32 □
Tv SAT: Autonomous	Closet	ADSL Coverage
Cellar: 27 □	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			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
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EP gl,nren
283.00 kwh/
Meno efficente















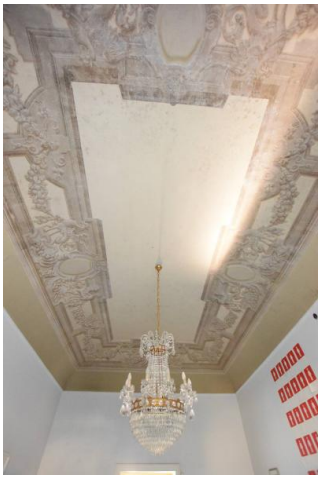


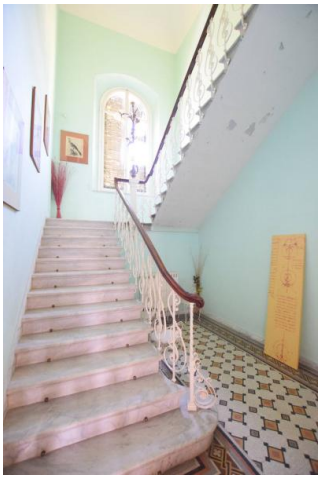
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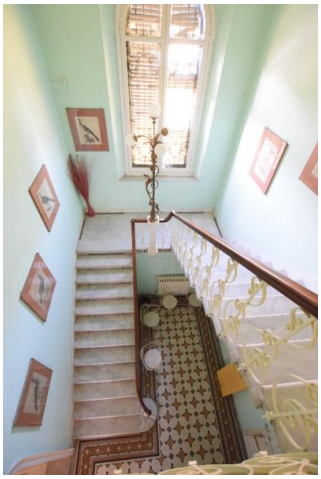








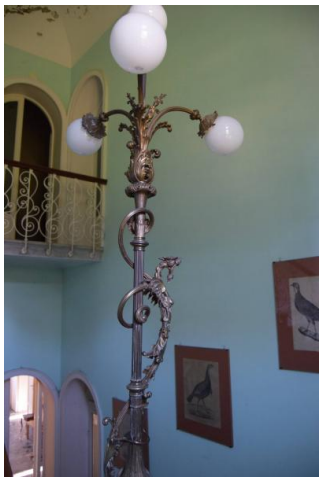








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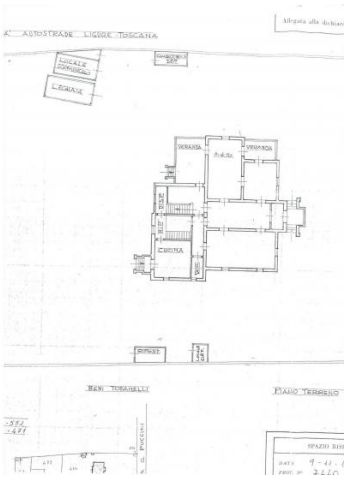




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