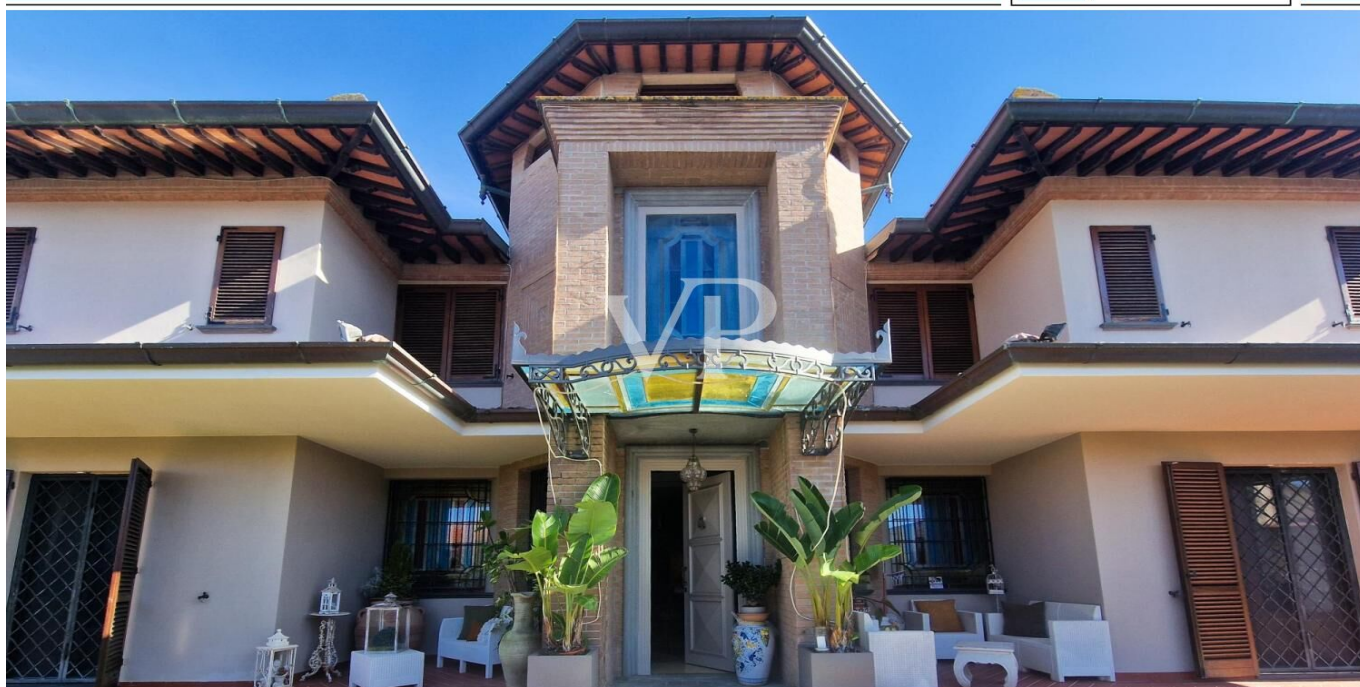


Torre Del Lago Puccini - Viareggio

# Exclusive Villa with Wellness Area and Taverna in Torre del Lago Puccini

Property ID: IT252942658



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.800.000 EUR • LIVING SPACE: ca. 655 m<sup>2</sup> • ROOMS: 21 • LAND AREA: 1.000 m<sup>2</sup>**

**Property ID: IT252942658 - 55049 Torre Del Lago Puccini - Viareggio**

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | IT252942658                           |
| Living Space         | ca. 655 m <sup>2</sup>                |
| Rooms                | 21                                    |
| Bedrooms             | 4                                     |
| Bathrooms            | 5                                     |
| Year of construction | 2000                                  |
| Type of parking      | 2 x Outdoor parking space, 1 x Garage |

|                |                                      |
|----------------|--------------------------------------|
| Purchase Price | 1.800.000 EUR                        |
| House          | Single-family house / Detached house |
| Commission     | Onder voorbehoud van commissie       |
| Total Space    | ca. 655 m <sup>2</sup>               |
| Equipment      | Fireplace                            |

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## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | Air-to-water heat pump |
| Energy certificate valid until | 15.09.2030             |
| Power Source                   | Air-to-water heat pump |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 198.87 kWh/m²a            |
| Energy efficiency class | F                         |

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## The property



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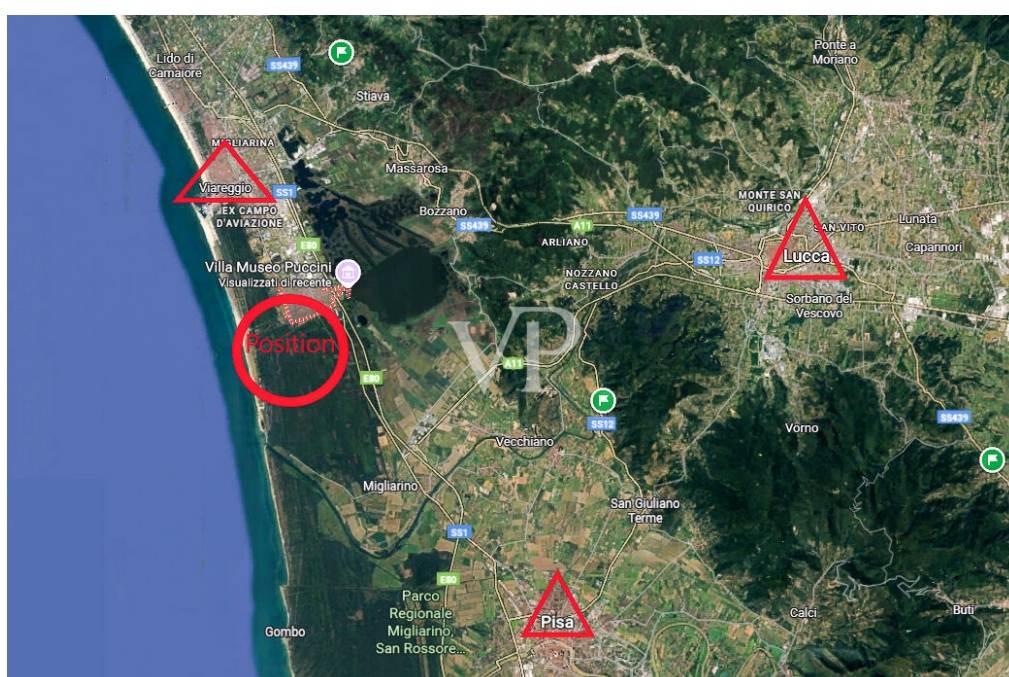
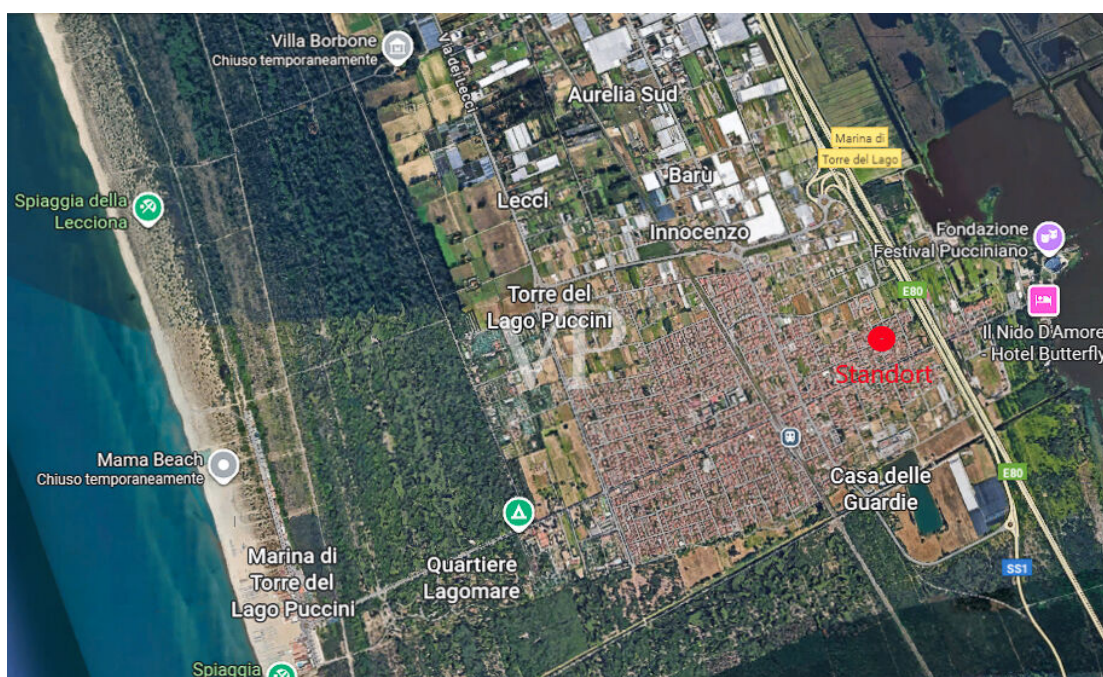
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## The property



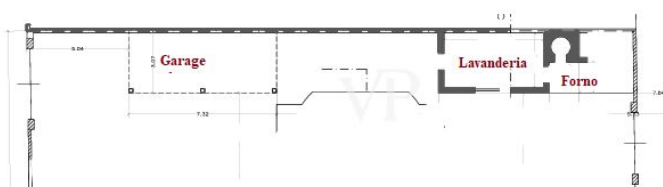
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## The property

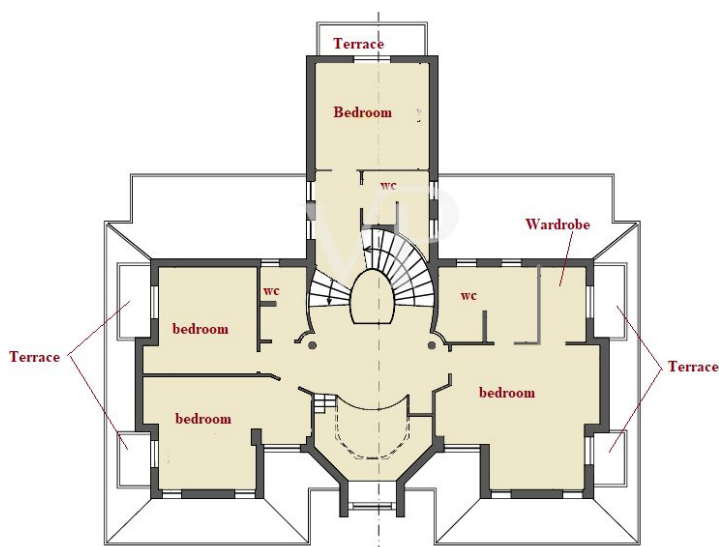


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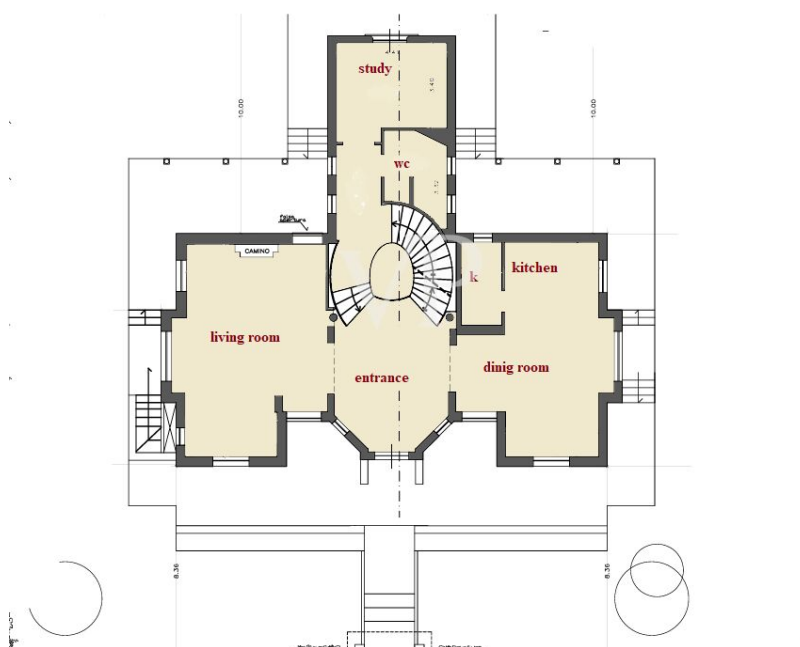
## Floor plans



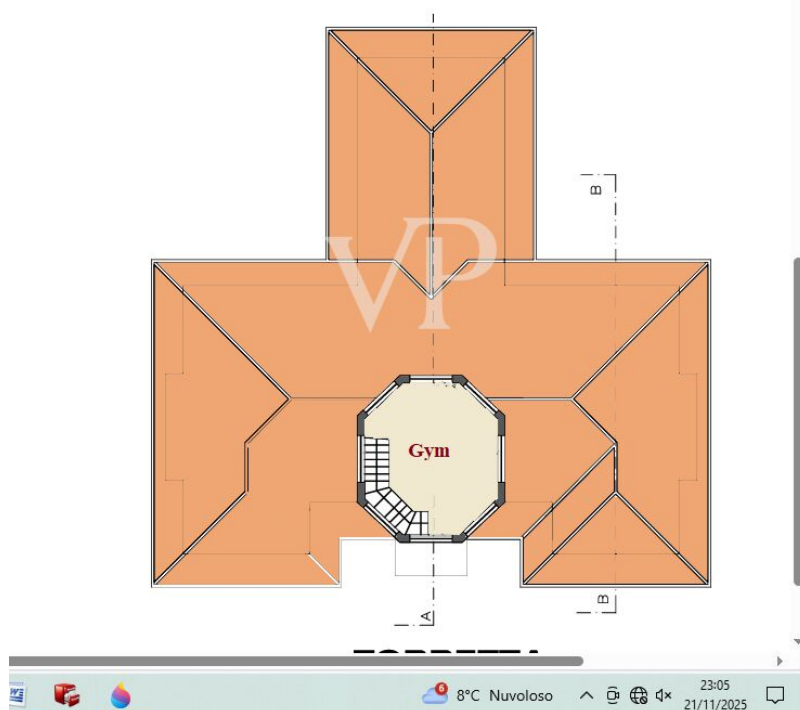
### FIRST FLOOR

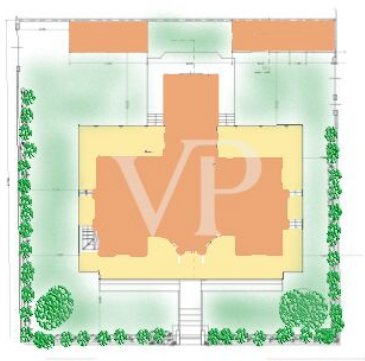


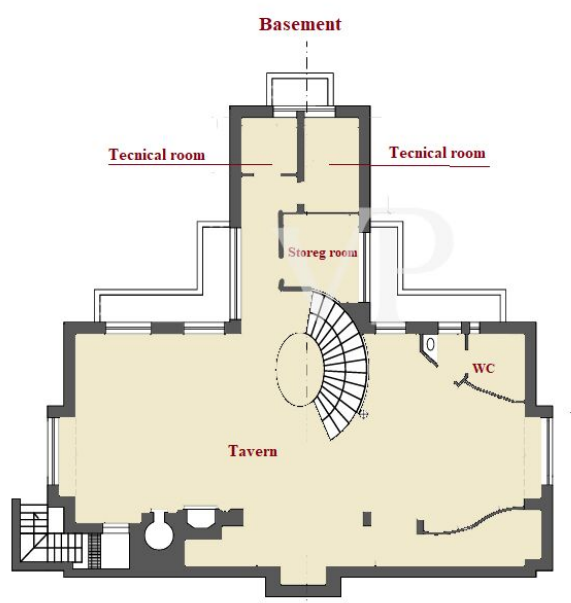
## GROUND FLOOR



## Third floor







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The prestigious Villa that we have the pleasure to offer you, is located in the small and cozy town of Torre del lago just 20 km from the Galileo Galilei Airport of Pisa in the municipality of Viareggio , characterized by the presence of the sea to the west and Lake Massaciuccoli to the east . It was in fact the sea with its white beach bordered by a thick pine forest and the lake ,always calm and rich in aquatic animals that fascinated the famous composer Giacomo Puccini, who on the lake just 1 km from the property we are describing had his villa built in the late 1800s, now known worldwide as the Casa Giacomo Puccini Museum .The newly built villa consists of basement floor,ground floor second floor and second floor . The raised ground floor reachable by climbing from the garden some stone steps stone is composed of large entrance hall positioned centrally with respect to the plan of the building which divides the dining area with open kitchen area( as well as kitchenette in niche), from the living area , Going down a few steps of the helical staircase is the bathroom and private study. The basement consists of a large openspace where there is a kitchen with a fireplace and a wood, dining area , billiard room and a bathroom. The first floor consists of four bedrooms including the master one with walk-in closets and private bathroom and each room has access to the private terrace. Finally, on the third floor we find in the tower floor the fitness room.

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## Details of amenities

Particular attention has been paid to the finishes of this prestigious villa such as the ground floor marble floors of various qualities and colors separated by marble inlays, tiling of the bathrooms with hand-decorated tiles, wood plank parquet floors in the rooms, porcelain gress flooring basement. Exterior window frames are oak wood with double glass ,oak wood shutters

,armored front door, anti-intrusion grilles at exterior wrought-iron doors and windows, lacquered solid wood interior doors.

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## All about the location

The property is located in Via Puccini in Torre del Lago Puccini (zip code 55049), a charming part of the municipality of Viareggio in Tuscany. Torre del Lago Puccini is characterized by its unique location between the Tyrrhenian Sea to the west and Lago di Massaciuccoli to the east, offering a high quality of life and living.

The town is known for its peaceful, green surroundings and its cultural significance as the former home of the world-famous composer Giacomo Puccini. The Casa Museo Giacomo Puccini and the renowned Puccini Festival on the lake shore are in the immediate vicinity. All facilities for daily needs, including shops, restaurants, schools and medical care, are available in the village and are within easy reach. The fine sandy beaches of Torre del Lago and Viareggio are just a few minutes away and are surrounded by a vast pine forest. Thanks to the good transport connections, the towns of Viareggio, Pisa and the international airport of Pisa "Galileo Galilei" can be reached in a short time. The location ideally combines tranquillity, nature, culture and an excellent infrastructure.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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