



Invest *in* Tuscany



Area

259.335 sqm

Possible destination

Tourist accomodation

Price

4 million €

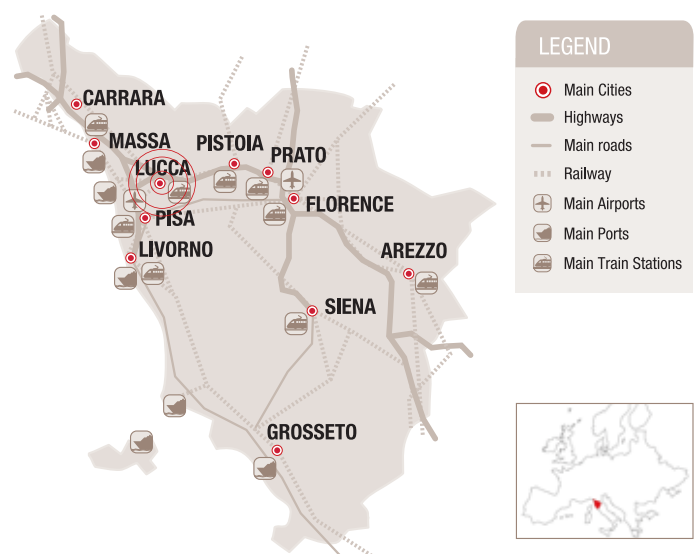
VICOPELAGO

VILLA TEGHINI

PRESTIGIOUS
PROPERTY

Overview:

This investment opportunity regards the purchase of Villa Teghini, a 17th century villa surrounded by more than 24 hectares of land and located in the beautiful countryside in northern Tuscany, that enjoys a panoramic view over the city of art of Lucca. The province of Lucca is one of the richest of Tuscany and the city itself is internationally well-known for its fascinating old town, completely confined in intact city walls that date back to the 15th-17th centuries. The property for sale also includes a century-old olive grove and a forest located on the hilly side behind the villa. The possible tourist



conversion of this property would exploit the existing high demand for tourist and business accommodation in northern Tuscany and in Lucca area.



EX-FARM HOUSE

Structure description:

The property for sale includes the historical two-story Villa "Teghini" (660 sqm), the ex-farmer house and the former oil mill (about 1.400 sqm), and a 24 hectare land. Under the Town Planning regulations the total covered area of the property can be exploited to create a tourist complex of about 40 rooms (with a minimum surface of about 20 sqm) enhanced by a SPA and a congress-hall, to be located in the 2-story Villa. The project is anyway highly flexible to investor's preferences.

SUMMARY

Type of investment opportunity:

The investor purchasing this property can create a hotel with about 40 rooms, a SPA and a congress hall, out of the existing buildings, enriching the complex with outdoor facilities, such as swimming pools and tennis courts. The project is anyway flexible to investor's preferences.

Prestigious property:

Yes

Conditions:

Hotel conversion would imply renovation works

Year built:

The buildings date back to the 17th century

Date of last renovation:

1990

Use provided for by the current Town Planning Regulations:

Residential and tourist accommodation.

Location:

The villa is located in the Lucca countryside with beautiful panoramic views over the valley and the city (Lucca's city centre is just 4 km away) and within close distance from the most famous Tuscany's cities of art, the A11 highway and the Pisa International Airport.

Municipality:

Lucca

Accessibility:

2 km away from the A11 highway (Lucca exit) and 16 km away from Pisa International Airport.
Distances from main cities: Lucca 4 km, Firenze 75 km, Siena 138 km

Key advantages:

- Prestigious historical building, surrounded by a wide park.
- Excellent panoramic location and easy accessibility, just 4 km away from the city centre of Lucca and within short distance from the A11 highway and Pisa International Airport.
- Perfect investment opportunity to exploit the existing high demand for tourist and business accommodation in northern Tuscany and in Lucca area.

VILLA TEGHINI



Ownership:

Private

Price:

4 million €

Agent:

TUHS Real Estate, www.tuscanyhousesforsale.com (2% + VAT)

Area:

- **Total area for sale:** 259.335 sqm of which
 - Buildings: 2.060 sqm
 - Park: 8.200 sqm
 - Land: 244.875 sqm

• Details of buildings:

Building	Gross area (sqm)	Net area (sqm)
Villa	660	594
Ex-farm house	800	720
Oil mill	600	540
Total area	2.060	1.854

Facilities:

Tennis court. Facilities such as swimming pools, other tennis courts and a Spa, could also be developed to enhance the structure.

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