



VILLA HOLZER

LUCCA, TUSCANY

ACCOMMODATION

4 Reception Rooms

TV Room

Family kitchen

Panoramic balcony

Principal bedroom suite with sitting room, dressing room, and en suite bathroom with travertine marble bathtub

Two guest bedrooms with one shower room

Three guest suites and a single bedroom with a bathroom

Laundry room

Ample storage

Private Chapel

Newly built swimming pool

Large basement with changing rooms

In all, about 4.45 ha of Italian gardens, parkland, and panoramic views



















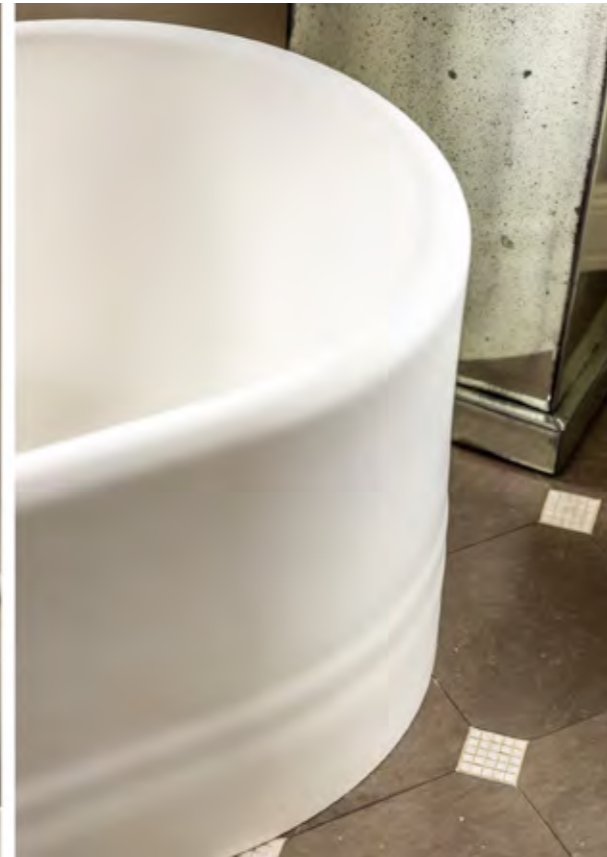














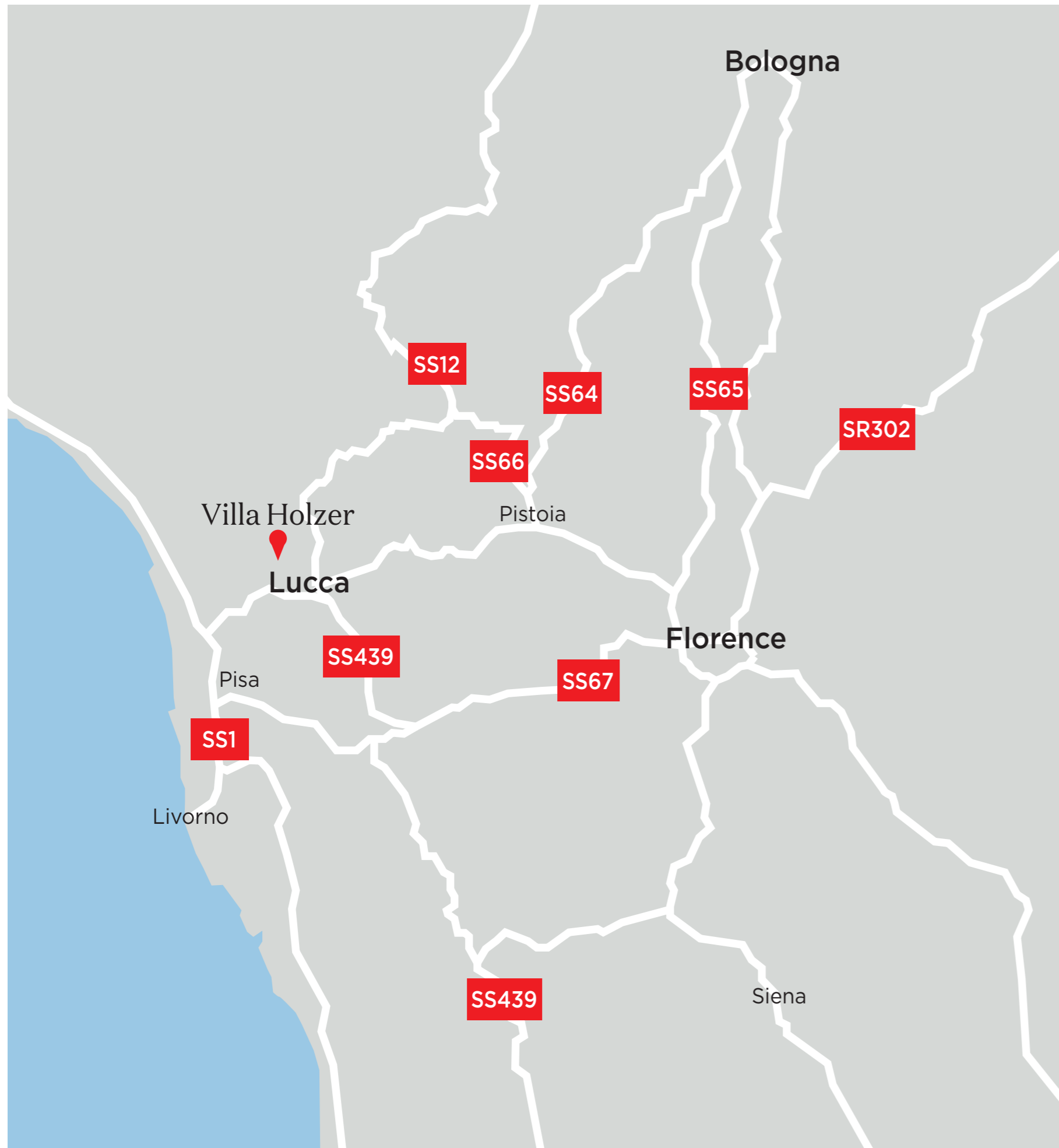












Andrew Blandford-Newson
 Andrew.blandford-newson@knightfrank.com
 +44 20 6340 7048



Alasdair Pritchard
 Alasdair.pritchard@knightfrank.com
 +44 20 7861 1098

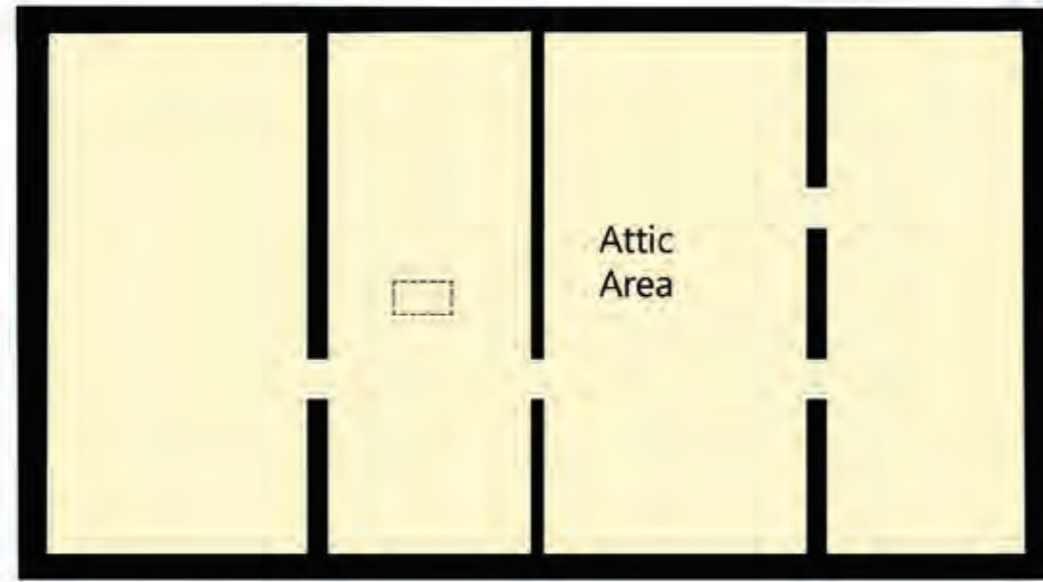
Knight Frank LLP
 55 Baker Street, London
 W1U 8AN

Viewings are strictly by appointment only through the exclusive agents Knight Frank

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars ("information") as being factually accurate about the property, its condition or its value. No agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. TAX:** Tax may be payable in addition to the purchase price of the property according to the national or local law applicable.

- Reception Room, general living area or circulation area
- Bedroom or dressing room
- Work rooms eg kitchen or utility
- Bathrooms
- Vaults or storage
- Outside space

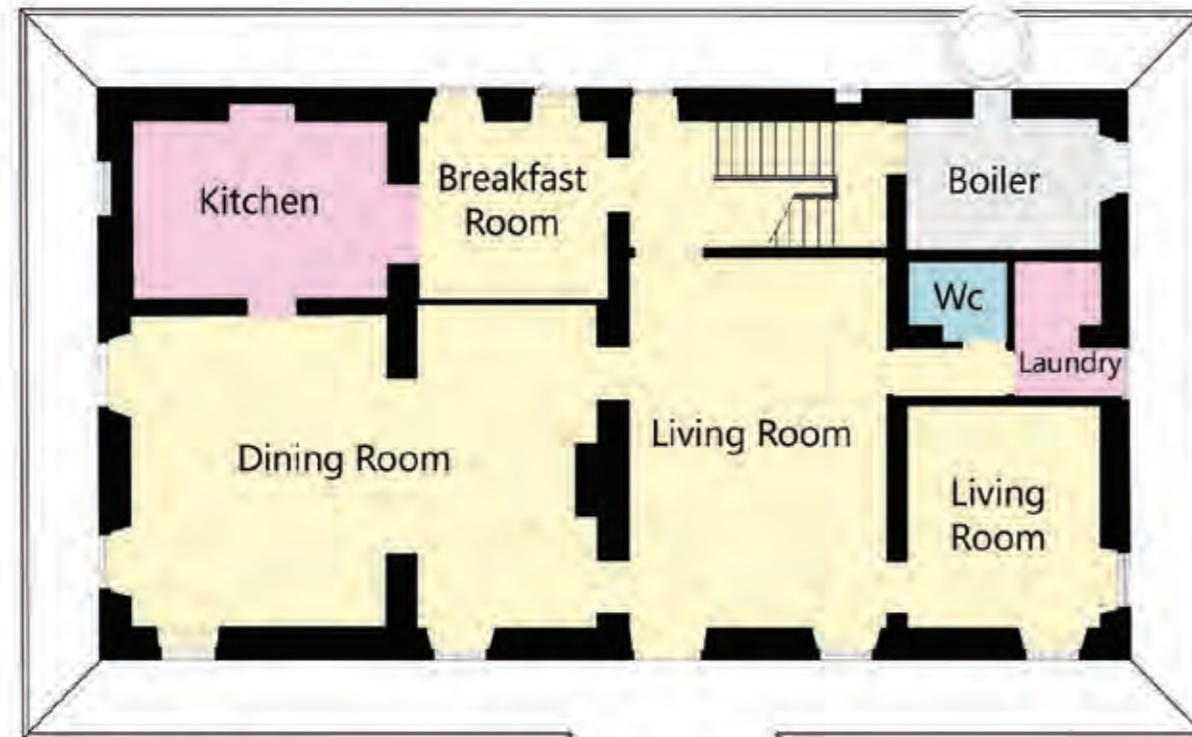
NOT TO SCALE
 While every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such.
 These plans are for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to this important notice.



Attic



Second Floor



Ground Floor



Chapel



First Floor

