



## listing



### Agent Info

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### Listing details

Property for: Sale  
 Price: USD 381,038.42

### Location

Address: Pescaglia, LUCCA, Italy  
 Posted: Sep 20, 2025

### Description:

TUSCANY - PESCAGLIA - CELLE DEI PUCCINI - [V0340] - The original property, built around 1594, occupies the highest point of the tiny medieval village of Celle dei Puccini, nestled in the sweeping hills of Lucca. From an altitude of 400 meters, the panoramic view is a particular highlight, offering glimpses of hidden valleys, hidden villages, and deep forests below. On a clear day, you can see all the way to the Roman city of Lucca.

The village of Celle, with its ancient streets, is celebrated as the birthplace of the family of the renowned composer Giacomo Puccini. A museum in his name is located in the charming cobbled town square near a rustic restaurant and café serving excellent home-cooked cuisine. Generations of Celle families have cultivated the local land for centuries, and continue to do so. The rich, dark soil continues to produce an abundance of local wine, olive oil, porcini mushrooms, and wonderful fresh vegetables and fruit. On a clear night, the pristine sky comes alive with stars - a true astronomical experience.

CASA FILOMENA - The property we are offering for sale is part of a complex comprising four independent units, including "Casa FILOMENA," with a total living area of 172 square meters and three



bedrooms. The property comprises:

#### GROUND FLOOR:

- Entrance terrace
- Living room
- Dining room
- Kitchen
- 1 double bedroom with bathroom and balcony

#### FIRST FLOOR

- Hallway
- 2 bedrooms
- 1 bathroom

The property includes a shared pool area, surrounding garden.

A set of rules will be drawn up for the common areas to divide the annual maintenance costs of the pool and gardens, which will be divided according to the capacity of each unit.

A 55 sq m swimming pool (renovated in 2023) sits on its own grounds, commanding uninterrupted views of the surrounding hills. This truly is a special place.

The property also includes an olive grove and woodland, which can be divided and assigned exclusively to individual units.

#### RENOVATION DETAILS

Fifteen years ago, the property underwent a complete renovation; lovingly restored at no expense, under the guidance of an admired local architect. Working with the current owners and with the full support of the village community, the design embraced both the style of the past and the excellence of locally sourced materials. The project utilized the finest craftsmen.

The accommodation now boasts contemporary appliances, quality plumbing, and modern electrical systems, while retaining its traditional Tuscan charm. There is a charming blend of high beamed ceilings, wrought iron metalwork, chestnut beams and doors, stone fireplaces, stone staircases, and beautiful terracotta floors.

The accommodation is furnished to a high standard, in keeping with local taste. The property is for sale with all furnishings.

#### WHY BUY?

This property offers the buyer a wonderful, life-changing opportunity to enjoy Tuscany as it was meant to be. Away from the majestic crowds, yet within easy reach of local shops and the magnificent old town of Lucca.

A perfect place for families to use as a holiday home or long-term residence, this property is unrivaled in the region. Furthermore, the property has a proven track record as a successful holiday rental property, with all the necessary facilities for any buyer to get started immediately.



Asking price negotiable

### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	167 sq m
Lot Size:	2500 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: V0340235V0286

