



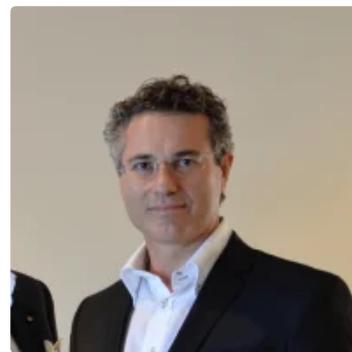
# Via del Portico

Via del Portico, Lucca, Lucca, 55100

Price: \$ 2,840,499  
MLS #:

|   |   |   |   |
|---|---|---|---|
|  |  |  |  |
| NUMBER OF BEDS  | NUMBER OF BATHROOMS   | NUMBER OF ROOMS   | IN SQ. FT. AREA   |
| 4   | 7   | 20  | 5,489   |

The apartment is located on the first "noble" floor of a historic building, dating back to 1500 (XVI century) and has all the canons of the noble palaces of Lucca, located in the center of the city of Lucca, a step away from the famous Piazza Anfiteatro, with both internal and external, such as the loggia and the stairs of the condominium areas. The apartment has been owned by the most important and noble families, who resided in Lucca since the early 1600s and today is subject to historical and artistic constraints by the Ministry for Cultural Heritage and Activities. The apartment of about 500 square meters. it is characterized by the painted coffered ceiling in the main hall, by ceilings and walls decorated with stuccoes, boiserie and damask fabric coverings in other rooms, all dating back to the 1600s (17th century). The property has just been perfectly renovated and the electrical, plumbing and air conditioning systems have been modernized with today's technology. The apartment is composed, in the living area, of the entrance hall with majestic fireplace, dining room decorated with stucco, living room with painted coffered ceiling and wooden mezzanine, living room with walls covered in damask fabric and two service bathrooms. The eat-in kitchen with balcony is accessed via a hallway. We also find three large bedrooms, all with attached bathroom and a service room, with its own bathroom. There is another large bedroom, also with attached bathroom, on the mezzanine, which is located between the ground floor and the first floor, connected to the apartment by internal stairs and directly accessible also from the condominium stairs. We also find a comfortable room used as a laundry and three rooms used as a closet. On the ground floor there is a corridor for the exclusive use of the apartment, with a storage room under the stairs, which connects the entrance loggia and the internal courtyard, which can also be accessed from a driveway door. In the courtyard we then find the boiler-technical room, always for exclusive use, and accessible from the outside by means of an easement on the internal courtyard, finished with gravel. \* For privacy reasons, the address in the card is indicative. However, the property is located in the immediate vicinity \*



## Alessandro Tognetti

Broker/Owner

Forte dei Marmi, Toscana 55042

+39 0584 153 2273

[alessandro.tognetti@cbitaly.it](mailto:alessandro.tognetti@cbitaly.it)

<https://www.coldwellbankerluxury.com/alessandro-tognetti>

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