

Villa for sale in Massarosa Massaciucoli € 1.700.000 Ref. Villa Le Poiane



320 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

Lake view villa: between Lake Massaciucoli and Versilia

Just one hundred seconds on foot from the protected area of the Massaciucoli Oasis, in one of the most untouched landscapes of Tuscany, stands this modern villa for sale. The property enjoys a privileged hillside position, capable of offering an open and magnetic view over the body of water, where pristine nature meets the profile of the coast. Surrounded by a lush private park of approximately [X] sqm, the property represents a rare balance between absolute privacy and immediate proximity to the most exclusive historical and seaside centers of the region, positioned a short distance from Lucca, Pisa, Viareggio, and Forte dei Marmi.

Light and proportions in interior design

The villa develops over a surface area of approximately [X] sqm arranged on two main levels, plus a functional basement space perfectly conceived for daily practicality, where a large laundry area, garage, and generous service rooms are located. The property stands out for the spatial harmony of environments designed to constantly dialogue with the outside. The large windows and the panoramic terrace capture an extraordinary natural light, transforming the panorama into a changing canvas: from the soft and silent shades of the morning until the warm sunsets that ignite the lake with orange and pink reflections.

The interior design interprets a contemporary, refined, and measured style. The heart of the living area is defined by a fully equipped

kitchen, a large dining area, and a charming living room embellished with a fireplace and a grand piano. A latest-generation air conditioning system serves every room, guaranteeing an ideal microclimate in every season of the year.

The sleeping area accommodates five bedrooms and five bathrooms, wisely distributed to offer maximum privacy to owners and guests. On the ground floor, there are two real suites, one of which features a convenient private entrance directly from the outside of the house. On the first floor, the other three bedrooms are developed; among these, the master suite stands out, configuring itself as a true private retreat with a direct view over the lake, while the other rooms enjoy a fluid access to the garden and outdoor patios.

A Wellness Oasis Immersed in Mediterranean Scrub

The concept of well-being finds its ultimate expression in the outdoor spaces, designed as a natural extension of indoor comfort. The private wellness area is a true sanctuary integrated into the landscape. It is approached almost by a sense of revelation, descending a striking staircase nestled amidst the greenery of a magnificent garden, whose fragrances and glimpses seem to evoke elegant literary insights and timeless atmospheres.

Here, the splendid pool area unveils itself: a 3.5 x 8-meter infinity swimming pool that overlooks the lake, blending seamlessly with the horizon. Alongside, a generous 3.5 x 3.5-meter heated whirlpool tub and a panoramic Finnish sauna complete this corner of pure relaxation, flanked by entirely private solarium areas.

Outdoor living is celebrated through open-air lounge areas designed down to the smallest detail. Shaded pergolas, an outdoor bar area, and an equipped professional barbecue area create the ideal environment for convivial lunches or twilight cocktails, immersed in the tranquility of the private park.

Outdoor life is celebrated through open-air living areas studied down to the smallest detail. Shaded pergolas, an outdoor bar area, and a professional equipped barbecue area create the ideal environment for convivial lunches or cocktails at sunset, immersed in the quiet of the private park.

Culture, nature, and an unfindable plus

The location of the villa combines the charm of nature with a lively cultural offer. A short distance away is the famous Giacomo Puccini Open-Air Grand Theatre of Torre del Lago, which can also be reached by water by crossing the lake in a boat for a unique aesthetic experience.

The property also treasures a truly exclusive detail: a strip of private land located right on the shore of the lake, equipped with direct access and mooring. This is a rare characteristic of immense value, ideal for mooring a small boat and experiencing Lake Massaciuccoli in its most intimate and pristine dimension.

Through the Expert's Eye: I chose to include Villa La Poiana in our portfolio because it perfectly embodies our philosophy of living in Tuscany: an impeccable synthesis of untouched nature, total privacy, and contemporary comfort. The strategic position allows for an intimate relationship with the territory, just a few minutes from the most exclusive Versilia.

One of the great added values of this property is its immediate habitability. It is not a home to imagine, renovate, or complete: it is a ready villa, flawless in every technical and aesthetic detail. Here, luxury resides in the privilege of turning the key and starting, from the very first moment, to live the breath of a unique home.

Certification

Energy Class: G

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Features

Code: Villa Le Poiane	Reason: Sale
Categoria: Villa	Municipality: Massarosa
Zona: Massaciuccoli	Total Square Meters: 320 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 10	State of Preservation: Excellent
Level: On two-levels	Total Floor: 3
Heating: Heating	Sea Distance: 12.000 meter
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned

Parquet	Telephone System
Wiring : By Law	Sanitary Suspended
Jacuzzi	Shower
Wooden Window Frames	Shutters

Nearby

Spa	Football Fields
Fitness Centers	Bike Lanes
Playgrounds	Public Transport
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	











