Villa
DIODATI

Lucca, Italy

price on REQUEST

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A unique Tuscan hillside residence spread over 12,870 sq m

property DESCRIPTION

Originally built in 1600 by the prominent Diodati family, this prestigious hillside villa is situated in Ciciana, a short 15-minute drive from Lucca, featuring breathtaking views of the town of Lucca and its picturesque surrounding areas. The property changed hands a few times since it was built, eventually ending up as a convent in the 19th century before switching to the penultimate owners from whom the Von der Heyden Group acquired it in 2021.

Villa Diodati has undergone a full refurbishment since 2021 and is slated for completion in summer/autumn 2024, details of which are explained in the subsequent pages of this brochure.* The property, spread over a total of 1,549 sq m of internal floor space, has conveniently been divided into two separate wings with a central part connecting them:

In the East Wing, serving as the primary family residence, you will find 3 bedrooms, the master bedroom with separate his and hers bathrooms, a separate dressing room, 2 offices, a kitchen, separate breakfast and dining rooms, a lounge, reading room, chapel and a majestic reception area. The Centre of the villa also boasts a fully equipped private spa and indoor pool.

The West Wing, which has been very cleverly designed to host guests, consists of 5 individual suites, a generous staff living apartment, a laundry area, kitchen, and a separate dining room next to the kitchen.

**This brochure reflects the current state of planning and not the current state of the property, where the seller reserves the right for modifications and that only the technical details specified in a purchase and sale agreement are binding.*

the LOCATION

- ☆ VILLA DIODATI
- 1 LUCCA – 15 minutes
- 2 FLORENCE – 1 hour
- 3 PISA AIRPORT – 40 minutes
- 4 FLORENCE PERETOLA AIRPORT – 50 minutes
- 5 FORTE DEI MARMI – 35 minutes
- 6 ABETONE SKI RESORT - 90 minutes

the LOCATION

Villa Diodati is perfectly located between the sea and the mountains, with the exclusive ski resort Abetone just a 90 minute drive from the porperty, and with the exciting Forte Dei Marmi seaside location only 35 minutes away by car. Nestled between both worlds, you can enjoy everything the Tuscan country lifestyle has to offer, from picturesque views to exquiste wine and food, whilst being conventiently connected with Florence and two international airports.

property OVERVIEW

- Total Area – 12,870sq m (approx. 138,000 sq ft)
- 1,549sq m (approx 16,600 sq ft) of Gross Internal Area
- 5 Guest Suites
- 3 Bedrooms
- Staff Apartment
- 2 Elevators
- Indoor Spa with Sauna, Hammam, Jacuzzi and a heated & covered Indoor Pool
- Reception Area
- Possibility for an Outdoor Pool
- 2 Offices
- Kitchen / Breakfast / Dining Room
- Wine Cellar

These images are renders and do not reflect the current state of the property.

the EXTERNAL AREA

The property prides itself on beautiful grounds surrounding the actual building, totalling approximately 3 hectares.

On the east side of the property, you will find beautiful trees dating back hundreds of years. Whereas the south side (in front of the Villa itself), you will be greeted by a lovely terrace with unobstructed views stretching all the way to Lucca and beyond.

The west side of the grounds is envisaged to feature an outside pool.

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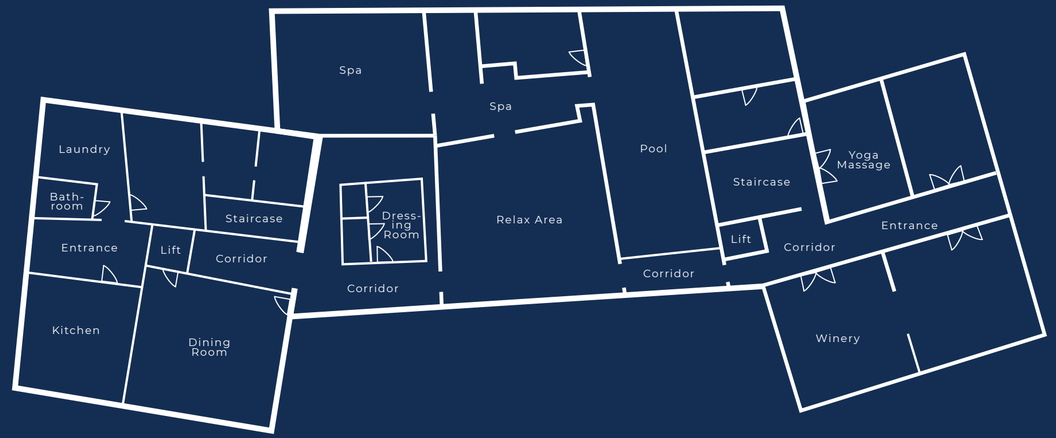
THE GROUND FLOOR

Pictured:
Spa Relax Room

the ground floor FLOORPLAN



- Wine Cellar and Tasting Room
- Massage Room
- Private Spa
- Indoor Pool
- Sauna
- Jacuzzi
- Lounge & Relax Area
- Dining Room
- Technical Kitchen
- Laundry Room
- Service WC

the ground floor DESIGN DETAILS

FROM EAST TO WEST

- East Wing **separate service entrance**
- **Wine Cellar** and **Tasting Room**
- **Lifts** in both the East Wing and West Wing
- **Massage Room** (subject to final choice of the buyer)
- The original **East Wing Staircase** has been restored, the **West Wing Staircase** to be redone in resin or wood
- **Technical Room** servicing the **Private Spa** installed by the renowned company Effegibi
- **Heated Indoor Pool** with **Waterfall**, **Hydromassage, Countercurrent** and **Automatic Cover**
- **Hammam** finished with exquisite mosaic
- **Ice Shower**
- **Sauna**
- **Jacuzzi**
- **Lounge & Relax Area** with a TV and Fireplace
- **Spa Bathroom** with toilets and showers
- **West Wing Staircase**
- **West Wing Dining Room**
- **Technical Kitchen**
- Rear West & East Wings – **Technical Rooms** for storing electricals and to manage heating, a **Laundry Room** and **Laundry Shoot** from the top floor down to the Laundry Room
- **Service WC**

Pictured:
Hydro Pool

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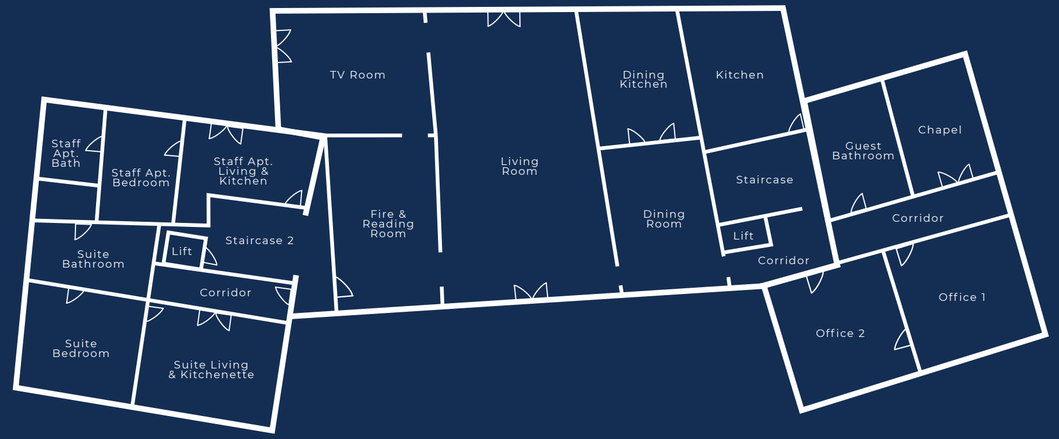
THE FIRST FLOOR

Pictured:

Reading Room

the first floor FLOORPLAN



- Staff Apartment
- Reading Room
- TV Room
- Reception Room/Lounge
- Breakfast Room
- Dining Room
- Kitchen
- 2 Offices
- Chapel
- Guest Bathroom

the first floor DESIGN DETAILS

FROM WEST TO EAST

- A generous **Staff Apartment**
- **Suite – Kitchen, Dining Area** and **Bedroom** with an **Ensuite Bathroom**

EAST WING

- **Reading Room** with a Fireplace
- **TV Room**
- **Reception Room/Lounge** featuring double heighted ceilings and an original Fireplace
- **Dining Room** with a Fireplace made out of recovered marble
- **Breakfast Room** with a Fireplace and TV
- A spacious **Kitchen**
- **2 Offices** designed for him and her, with Fireplaces
- **Chapel floor** made out of recovered historic marble
- **Guest Bathroom** floor made out of recovered historic marble
- All floors feature **Hungarian herringbone parque flooring** (Maroon or Grey) adapted for underfloor heating
- **Beautiful vaulted ceiling**s in the far East Wing (Offices, Chapel and Guest Bathroom)

Pictured:
Office

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THE SECOND FLOOR

Pictured:

Master Bedroom

the second floor FLOORPLAN

- Master Suite
- 2 Children's Bedrooms
- Closed Landing Storage Room
- Guest Kitchen
- 4 Guest Suites
- Guest Living Room

the second floor DESIGN DETAILS

FROM EAST TO WEST

- **Dressing Room** (vaulted ceiling)
- **His / Hers Bathrooms**
- **Master Bedroom** with freestanding Bath (vaulted ceiling) & a Fireplace
- **2 Children's Bedrooms** serviced by one Bathroom
- **Closed Landing** overlooking the reception area with a TV as well as a Fireplace made out of recovered marble
- **Storage Room**
- Additional spacious **Guest Kitchen**
- **4 Suites**, each with **Ensuite Bathrooms**
- **Guest Living Room** with a setup for a Fireplace

Pictured:
Master Dressing Room

Pictured:
Master Ensuite

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Pictured:
Master Bedroom

Pictured:
Child Bedroom

Pictured:
Child Bedroom

Pictured:
Guest Bedroom

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the technical DETAILS

FOUNDATIONS & WALLS

- Strengthened with 50 x 50 cm shoulder foundations throughout on the ground floor
- The villa has been underpinned in various places
- Embedded **anti-seismic frames** for all new openings
- **New lintels** and **lime based gunite** as well as **carbon fiber mesh** for additional strengthening
- State of the art structural wall-to-wall connections

ROOF

- Totally re-built using state of the art structural wood
- Rigorous **anti-seismic** codes adhered to with ring beams
- **Technical lighting** throughout from the renowned company Flos
- Fully security compliant **anchorage system** on the roof for maintenance purposes
- Incorporated **vapor barrier** and a **waterproof membrane**
- High standard finishes featuring **copper eaves gutters, restored eaves** and **new down pipes**
- Beautifully finished **chimney stacks** resembling miniature works of art

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Pictured:
Dining Room

Pictured:
Guest Living Room

FLOORS

- The upper floor structures have been strengthened or replaced
- Vaulted floors have been strengthened, restored and/or rebuilt
- High quality **sound insulation** integrated to reduce noise transmission
- Underfloor heating coils & screed
- Floor finish in **oak or marble**, and **Ariostea gres porcelain** in the technical and storage areas

SUSTAINABLE LIVING

- Natural **lime-based plaster** finish
- 14 cm **natural cork insulation** - breathable & environmentally friendly, overfulfilling today's rigorous thermal insulation regulations
- **Light tunnels** enhancing the natural light flow into the upper floor corridors and rooms
- Reclaimed **terracotta roof tiles** that not only create an ageless charm, but the regeneration of which also contributes to the circular economy
- The ground floor is raised off the subfloor with a void for better insulation and damp protection
- **Thermal insulation** and an **Anti-Radon barrier** throughout the ground floor
- MEP piping and conduit finished with service screed and downpipes, all sound and thermally insulated

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the technical DETAILS (CONT)

MEP

- **Underfloor heating** throughout
- Concealed fan coil units (for cooling & heating)
- Independent Stella towel heaters in all bathrooms
- Energy efficient **hydronic heat pumps** for heating and cooling, taking one unit of electrical energy and converting it into four units of heating
- Domestic hot water on a separate circulation system to provide instantaneous hot water
- Silenced waste water piping
- **Grey water recovery system** for irrigation & WCs (optional)

CARPENTRY

- Almost all **in-built wardrobes & cabinets**
- A **walk-in master dressing room** on the second floor, Boiserie included

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Pictured:
Winery and Tasting Room

DOORS & WINDOWS

- **Tuscan joiners** made by the best local artisans
- All wood was sourced from a **regenerated forestation program**
- **Top quality joinery** exceeding current codes and usual hardware norms
- **Tilting options** and a **motorized opening function** integrated in easily accessible windows
- All doors & windows are **high decibel rated**, exceeding normal regulations
- **5-coat painting cycle** to ensure durability
- A **final coat brush** was applied for a timeless charm
- All doors & windows feature **generous widths**
- All windows meet **standard U Value Requirements**
- Windows have a **high Solar Factor** on south facing façades
- **Internal wooden shutters** for total darkness
- **External shutters** for shade designed in the **classic Tuscan style**, in line with the guidelines provided by the Heritage Department
- The façade is coated with a **special membrane paint**, reducing heat gain & loss

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optional EXTRAS

- **Kitchen furniture** for all three Kitchens
- **Inbuilt furniture** for the **Wine Tasting Room**
- **External Pool** (subject to permit) with a **Barbecue Area**
- **Solar Panels** with or without back-up batteries
- Ability to cater for **additional landscaping** such as the Limonaia and other requests
- **Professional Home Automation** (preinstallation and touch panels by Zennio 35 included)
- **Alarm and Surveillance System** (pre-installation completed)
- Independent **Stella towel heaters** in all bathrooms
- **Loose furniture** in line with the existing interior design plan
- **Decorative lighting** throughout the property

With regards to the above, various quotes are available in accordance with the existing design, which is optional to the buyer's taste and requirements.

VON DER HEYDEN GROUP

FOR FURTHER INFORMATION KINDLY CONTACT:

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Disclaimer: The images in this brochure are reflecting the current design and inspiration of the interior designers and the final finishes are to be agreed between the buyer and seller, which are subject to contract.