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studio@vannuccieassociati.it - www.vannuccieassociati.it (Ref. 1103)

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Dental Surgeon Dr Rogier Staal, University of Amsterdam. Amsterdam Dental
Studio, Via Farnesi 25a, Lucca. Tel 0583 953633. Dutch/English/French/German/
Italian. email: rogierstaal.zandvoort@gmail.com

Dental Surgeon Dr. Barbato & Dr. Cumbo. Via Fillungo 91, 55100 Lucca. Tel. 0583
492853.

Dental Surgeon and Dentist Dr. Carlo G.F. Martini. Studio Odontostomatologico
Martini, Via Romana 231, 55100 Lucca. Tel 0583 467975, email: studiomartini@tin.it

Lawyer Daria Mariani (English spoken). VISA, permesso di soggiorno, rental
contracts, purchasing houses, EN translation of deeds, assistance before the Notary
Public. dariamariani.dm@gmail.com (Ref. 1191)

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- 55100 Lucca. Tel. 0583 494952, fax 0583 492352. avv.delcarloa@tin.it In the real
estate field, Mr. Del Carlo works with surveyors (*geometri*) who speak English fluently.

Lawyer Ilaria Cipriani (Anglo/Italian). Via Nottolini 733, 55100 Lucca. Tel. 0583
1892444, fax 0583 1770173. avv.ilariacipriani@yahoo.it

Lawyer Enrico Lattanzi. Viale Carlo del Prete, Traversa I, 87 (in front of Palazzetto
dello Sport), Lucca. Tel. (+39) 0583 584981, fax (+39) 0583 316172, cell. (+39) 347
4479061. e.lattanzi@lattanzistudio.it, www.lawfirminitaly.com (Ref. 1204)

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PROPERTIES FOR SALE by owner

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NEW LISTING



Cute, centrally located apartment with furnished kitchen and private courtyard (with greenery) in historic Lucca near the Duomo. Approx. 80 sqm. Ground floor, first floor. 2 bedrooms, 2 baths on a quiet street. €225,000. (Ref. 1276)

NEW LISTING



Ancient borgo in Valdelsa. Near Certaldo between Florence, Pisa, & Siena. 80 km from Lucca. Two large stone farmhouses & 3 barns, including a medieval tower now incorporated into the main house. Incredible views over the Tuscan countryside, with San Gimignano visible in the distance (13km). 1300sqm, to be restored. 1.5 hectares of olive grove, room for a swimming pool. € 630,000. Architectural plans for an agriturismo are available. (Ref. 1273)

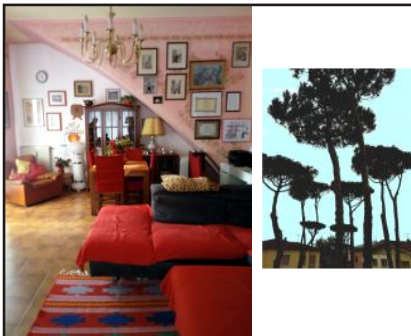


Casa colonica with land & olive grove near the Versilia coast. 4 bedrooms, 3 baths. 130sqm. Breath-taking views from the 100 sqm terrace overlooking the sea & Versilia plain. Ample outdoor spaces, including solarium (where a swimming pool can be added), wood-burner, storage unit, woodshed. Pietrasanta 13km, Forte dei Marmi 15km. Heated with city gas & thermo-camino. APE G. €270,000. (Ref. 1271)



LUCCA CENTRO STORICO

Spacious first-floor apartment with living, kitchen, dining rooms, 2 bedrooms, 1 bath. A/C kitchen. 110sqm plus 36sqm garage. APE Cl. G. €250,000. (Ref. 1247)



500M FROM LIDO DI CAMAIORE BEACH

Large home (240 sqm) with garden. 4 bedrooms, 3 baths. Fully equipped kitchen. Wrap-around terrace at 1st floor. Garage. APE Cl. G. €580,000. (Ref. 1194)



Lucca, outside Porta Elisa

Spacious first-floor apartment (120 sqm, 3 bedrooms, 2 baths) with 2 terraces, large garage. Very convenient to the city center. €235,000. (Ref. 1275)



Between Lucca and Pisa

Enchanting **18th century villa** that sleeps 14 (8 bedrooms with A/C, 6 bathrooms). Already booked by seasonal renters for much of the summer. In its 2 hectares of beautiful gardens & forests you will find a gazebo, green-house, swimming pool, rare plants, even parrots! Conveniently located in a quiet village just a short bike ride from the sea. Buses pass the gates hourly. APE Cl. G. 3.5 million euros. (Ref. 1197)

Apartment Wanted to Buy

FOUND!

2 bedrooms 2 baths in Lucca Centro Storico for walking to shops, restaurants, train station. Terrace, view appreciated. (Ref. 1268)



In the heart of Lucca, 2 elegant top-floor (70 steps up) apartments originally from the 1600s with many beautiful features such as tiled (Tessieri) or terracotta floors, 4m ceilings, some frescoed ceilings, skylights exposed beams, open fireplace, windows looking over Via Fillungo & towards Torre delle Ore. The apartments have been merged into one, but they can easily be restored to their original situation, with separate entrances. Each would then have 1-2 bedrooms, bath, living & large kitchen (approx. 110sqm x 2, 220sqm total). €410,000 each, must be purchased together. Ideal for friends or family wanting 2 adjacent apartments or rental apartment. (Ref. 1184)

PROPERTIES FOR SALE by owner

For more information: editor@luccagrapevine.com

IN THE HILLS



NEW LISTING

Romantic country home surrounded by nature with private plunge pool (6,8m in diameter) in a duplex situated between Collodi & Villa Basilica, 16km from Lucca Centro. One bath, 2 bedrooms, studio, sitting room, dining room, kitchen, garage, private parking area. Ground floor. € 120,000. (Ref. 1274)



Charming Barga apartment near the town center & convenient to services, 50 sqm on 2 floors. Request € 85,000. (Ref.1270)

SOLD!



Near Pescaglia/Loppeggia

Charming country house facing west (towards the sea), near the village of Fiano. 130 mq. plus land. 3-4 bedrooms, 2 baths, 2 fireplaces. Olives, fruit trees. € 130,000. (Ref. 1243)



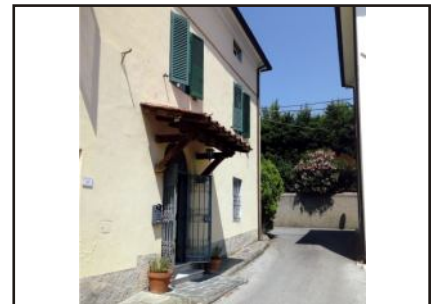
Enchanting country home

700m from hill village with shop, restaurants near Bagni di Lucca, on a bus line, 40 minutes from Lucca, ideal for families, remote workers, artists, B&B, 5 bedrooms, 3 baths, fast Wifi, great kitchen. Restored with maximum respect for local aesthetics. Swimming pool (10x5) with solar panels, beautiful gardens, 1 hectare, olive grove. Spectacular views over Apuan Alps. € 785,000. (Ref. 1252)



Near Pescaglia

In the Alpi Apuane Regional Park 950m. alt., approx. 35-40 km from Lucca. Fantastic views to Livorno & Tuscan islands, trails all around. Rebuilt house with 4 entrances, to be completed to your taste. Fine stonework, wooden floors, beams, panoramic picture windows. Partially habitable, potentially 4 independent units. € 210,000. (Ref. 1261)



Massarosa, near Massaciuccoli

Spacious townhouse of c.240 sqm, on 3 floors: 1st - entrance hall, parlor, kitchen, garage. 2nd - 3 bedrooms + bath. 3rd - unfinished 3 rooms with beams, nice potential. Large garage + parking for 2 cars, which could also serve as private patio. No garden. € 180,000. Energy category G. (Ref. 1255)



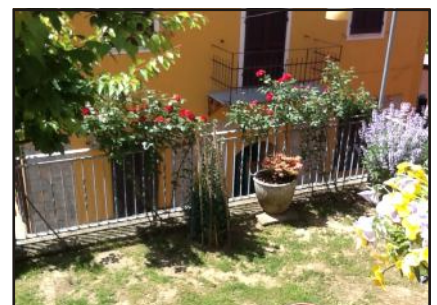
SOLD!

RIVERFRONT PROPERTY Ideal for fishermen & bathers, facing the Serchio River at the foot of the Brancoli hills. Early 1900s estate with traditional tile & parquet floors, fitted kitchen, marble stairs, wooden railings, etc. Can be a single home (5-6 bedrooms, 4 baths, 3 floors) or 2 apartments (total 408 sqm). The large garden with trees & olives is bounded by a mule track & old stone wall. Terrace near the kitchen, ideal for dining al fresco. The house is separated from the road by a secure gate. Parking for 4-5 cars inside the property & along the river. € 370,000 negotiable. (Ref. 1179)



Bagni di Lucca Villa

Spacious workshop for creative projects (former photographer's studio), with luminous indoor/outdoor spaces. Covered terrace for outdoor meals or projects. Adjacent to this a 110sqm first-floor apartment on the main street of town. Purchase one or both spaces. € 330,000 total: € 220,000 workshop, €110,000 apartment. (Ref. 1227)



Albiano (near Barga). Independent apartment (approx. 150sqm) with panoramic garden & terrace (50sqm). On two floors: entrance hall, living room, dining room, kitchen/dining room on ground floor. 3 bedrooms on 1st floor. Bathroom with bathtub. Oil fired central heating (boiler installed in 2014). Double glazed windows with aluminum shutters. Energy Rating: G. Bus stop @ 40mt, train station @ 5 km, post office @ 4.5 km, news agent @ 4.5 km, café/restaurant @ 50mt. Price € 165,000. (Ref. 1188)



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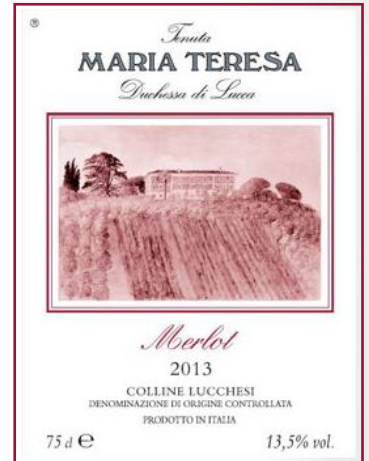
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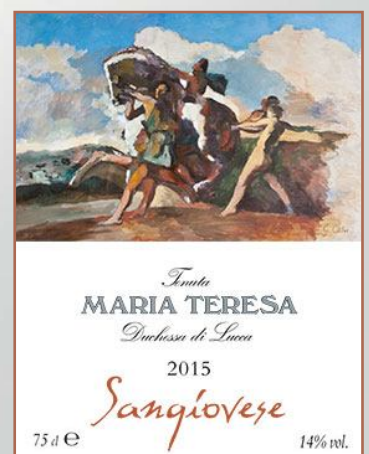
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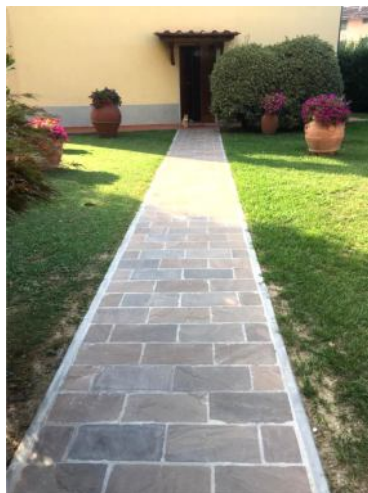
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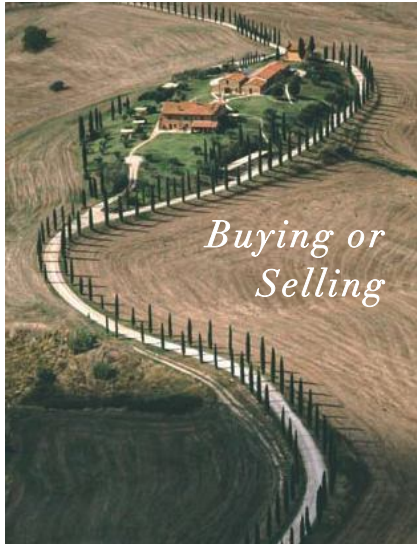
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