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**In the heart of Lucca, near Via Fillungo & Torre delle Ore.** Beautiful, luminous 3rd floor apartment. 220 sqm. Large entrance hall,



4 bedrooms, 2 baths, spacious kitchen from the 1500s, enormous living room, loft area with 2 rooms & laundry. Ceilings up to 4 meters high, floors in terracotta & tessieri, wood beam ceilings, wood panelled living room ceiling. (Ref. 1184)



**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. Tel. 348 6559698. (Ref. 1188)



**Near Devil's Bridge (Borgo a Mozzano).** Country estate. Large kitchen/dining room, pantry, 2 sitting rooms, fireplace, study/office, 2 bedrooms, 2 baths downstairs. 3 bedrooms, 3 baths upstairs. Large swimming pool. English garden. 1.5 hectares for strolling through meadows & forest. Wheelchair access & large parking area. Photovoltaic & solar systems. € 695,000. By owner. Contact *Grapevine* for confidential transactions. (Ref. 1147)



**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. Energy certificate available. Contact *Grapevine* (Ref. 1179)



At Fabbriche di Casabasciana, house renovated into 3 separate apartments in traditional style for a total of 210sqm. With forest land, garden, above-ground pool. Ideal for bed & breakfast. Contact *Grapevine*. (Ref. 1200)



Country house 8 km west of Lucca in a small hamlet overlooking the valley. Restored with respect for the original style, with large rooms on 3 levels: PT living room with fireplace, spacious kitchen, bedroom, bath. P1 2 bedrooms & bath. P2 spacious loft room with beautiful views in all directions. Garden & pleasant terrace for outdoor dining. €320,000. Contact *Grapevine*. (Ref. 1201)

*Houses in Tuscany.com*

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property agent

[roy@housesintuscany.com](mailto:roy@housesintuscany.com)

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**Accountant** Paola Girolami (Universities of Pisa and Bristol). Via Delle Ville 354/A, Lucca. Tel 0583 471734, fax 0583 952349.

**Accountants** Vannucci & Associates. Viale San Concordio 710, 55100 Lucca. Tel. +39 0583 316636, fax: +39 0583 419451, email [studio@vannucciassociati.it](mailto:studio@vannucciassociati.it) - [www.vannucciassociati.it](http://www.vannucciassociati.it) (Ref. 1103)

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

**Dental Surgeon** Dr. Carlo G.F. Martini. Via Romana 231, 55100 Lucca. Tel 0583 467975, [studiomartini@tin.it](mailto:studiomartini@tin.it)

**Dental Surgeon** Dr. Rogier Staal (University of Amsterdam). Via Farnesi 25a, Lucca. Tel. and fax 0583 953633. Dutch/English/Italian/French/German. [rogierstaal.zandvoort@gmail.com](mailto:rogierstaal.zandvoort@gmail.com)

**Lawyer** Enrico Lattanzi. Viale Giacomo Puccini n°75, Lucca. Tel. (+39) 0583 584981, fax (+39) 0583 316172, cell. (+39) 347 4479061. [e.lattanzi@lattanzistudio.it](mailto:e.lattanzi@lattanzistudio.it), [www.lawfirminitialy.com](http://www.lawfirminitialy.com) (Ref. 1204)

**Lawyer** Daria Mariani (English spoken). Real estate, contracts, inheritance, accident, family, commercial, auctions, etc. Tel. 0583 316110, cell. 340 8672443, [dariamariani.dm@gmail.com](mailto:dariamariani.dm@gmail.com) (Ref. 1191)

**Lawyer** Alberto Del Carlo. Admitted to the Italian High Courts, Piazzale Ricasoli, 241 - 55100 Lucca. Tel. 0583 494952, fax 0583 492352. email [avv.delcarloa@tin.it](mailto:avv.delcarloa@tin.it) In the real estate field, Mr. Del Carlo is in strict connection 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](mailto:avv.ilariacipriani@yahoo.it)

**Lawyer** Enrico Del Buono. In Lucca, Via San Marco, 584. In Viareggio, Via IV Novembre, 107. In Montecatini Terme, Via Maona 7. Tel. 0583 587532, cell. 347 2232535, [enricodelbuono@me.com](mailto:enricodelbuono@me.com)

**Removals** Local, National, European and International relocation service. Servicing the UK with regular trips every 2-3 weeks. Full professional packing & export wrapping service. Friendly, experienced, professional Kiwi service. Contact Richard at [transhipitalia@gmail.com](mailto:transhipitalia@gmail.com) or 340 8748222. (Ref. 771)

**Landscape design & Garden maintenance.** Call Tommaso at cell. (+39) 349 284 5399 or email [landscape.lucca@gmail.com](mailto:landscape.lucca@gmail.com) [www.luccalandscape.it](http://www.luccalandscape.it) (Ref. 572)

## LESSONS, TRANSLATIONS & COURSES

**Private swim lesson in your home pool.** Swim instructor will travel to your pool to teach private lessons for children and adults of all age. Whether you are seeking lesson for your baby, a beginner swimmer or for advanced swimming skills. Alessia Paolini 388 8589411 (Ref. 1202)

**Guided Reading and Phonics Club** for native English and bilingual children aged 4 to 11. Please call or send a Whatsapp message to Deborah 338 3963041 for further information. (Ref. 1193)

**Private Italian classes** Italian woman, speaks fluent English, offers individual/group lessons. Beginners, intermediate, advanced. Help with interpreting and assistance with relocating. Can travel from Lucca. Anna Cell. 347 9194155 [easyLUCCA@gmail.com](mailto:easyLUCCA@gmail.com) (Ref. 267)

**Translations** Italian to English and English to Italian by experienced mother-tongue translators. Contact *Grapevine* (Ref. 817)

**Spoken English** private lessons. Contact *Grapevine*. (Ref. 1186)

## VARIOUS

**Camaio Cultural Exchange**, English and Italian speaking group. Meetings, activities and aperitivi. Register on the website and join us for aperitivi at the first meeting: 18.30, 14th June, at Bar Del Dotto, Camaio. [CamaioCulturalExchange.com](http://CamaioCulturalExchange.com) (Ref. 1203)



**Vintage BMW (model R25) motorcycle for sale.** €10,000. Contact Claudio at 328 2334450. (Ref. 1202)



**Complete kitchen** wall & base units with polished solid hardwood doors, in good condition, for 350 euros. Tel. Nigel, 324 6071451. (Ref. 1198)

**UK TV in Italy**, all UK channels from £11.99 a month. 14 day catch-up. Let us show you how! Contact *Grapevine* for referral. (Ref 1142)

**Miss Penny Apple Vintage Tea Party.** Catering or, on the 2nd & 4th Saturday each month (3.30 pm), at Villa Claudia, Forte dei Marmi. On Facebook or at: [misspennyapplevintageparty@gmail.com](mailto:misspennyapplevintageparty@gmail.com) (Ref. 1160)

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*Houses in Tuscany*.com  
roy@housesintuscany.com

Roy Santi  
property agent



+39 348 8607786



**Ref. 339:** Coreglia Antelminelli, apartments in gated community north of Lucca. Private parking, electric gates. With either garden or panoramic balconies. APE class B. 150sqm, € 200,000 to € 235,000. 75sqm, € 125,000 to € 135,000.

**Ref. 756:** Barga, Liberty-style villa needing some restoration, with beautiful garden. 350sqm. 2 baths. APE class G. € 350,000.



**Ref. 536:** Castiglione di Garfagnana, 2 completely restored rural homes totaling 300 sqm near a beautiful medieval village. Electric gate & private road. 1 hectare of land with great views. APE class G. Price reduced to € 500,000.

**Ref. 943:** Media Valle Serchio, charming house (8 rooms, 2 baths, 200 sqm) located near the centre of Barga, fully renovated to high quality standard. APE class G. 348,000 euros



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## WHERE

### Pisa Airport

- *Edicola Stile Toscano*

### Pisa Town Center

- *Costanzi, Borgo Stretto 115*

### Near the Coast

- Viareggio, *Marine Store*, Via Coppino 421
- Pietrasanta, *Giuntini* (Piazza Principale)
- Tonfano, *Libreria Tonacchera*, Via Versilia 6 (pedestrian street)
- Camaiore, *Dalle Luche Daniela*, Via di Mezzo
- Forte dei Marmi, *Borri*, Piazza Garibaldi

### In the Mountains

- Monsagrati, *La Coccinella* (Strada per Camaiore)
- La Cappella, *Viani* (Strada per Camaiore)
- Ponte a Moriano, *Orlandi* (Piazza Principale)
- Valdottavo, *Darma*, Via Comunale 34
- Diecimo (Borgo a Mozzano), *Guidi Benito Fabrizio* (Via S. Quasimodo 26)
- Borgo a Mozzano, *Centro Ufficio* (shopping center, near Penny Market)
- Fornoli, *Cartolibreria Serra*
- Bagni di Lucca, *Edicola Punto Sma*

## GRAPEVINE

- Barga Sotto, *Poli*
- Barga Vecchia, *Nardini*
- Ponte all'Ania, *Bertoncini*
- Castelnuovo Garfagnana, *Magnani* (Via Farini)

### In Lucca

- *Grapevine office*, Via dell'Angelo Custode, 3A
- *Itinera Tourism Office*, Piazzale Verdi
- *San Frediano Youth Hostel*, Via Cavallerizza, 12
- *Cartoleria Gentile*, Via Fillungo 225
- *Martini*, Via Fillungo 138
- *Lorenzini*, Via Fillungo 16
- *Edicola Souvenir*, Via S. Paolino 54
- *La Medica*, Via Vittorio Veneto 11
- *De Lillo*, Via V. Emanuele 40
- *Pantera-Brancoli*, Via Beccheria 9
- *Susilab*, Via Calderia
- *Gallacci*, Piazza dei Cocomeri
- *Cerboncini*, Via Santa Croce 45
- *Il Giornalaio*, Piazza San Francesco

### Outside Lucca

- San Marco, *San Marco Press*
- Segromigno, *Lazzereschi Villa Torrigiani*

### North

## ISSOLD (newsstands)

### South

- Train Station *Edicola Ale'*
- Piazzale Ricasoli (Lucca), *Tourist Center*
- Viale Regina Margherita 113 (Lucca), *Luccalibri Libreria-Caffè Letterario*
- Guamo, *Luchi Moira* (Sottopoggio)
- San Concordio, *Edicolè* (V/le S. Concordio 224)
- Sant'Anna, *Berti*
- San Lorenzo, *La Perla* (Via per Pisa)
- San Leonardo in Treponzio, *Il Pennarello* (Via di Tiglio)

### East

- Arancio, *Baldassarre*, Viale Castracani 831
- Montecarlo, *Associazione Pro Loco*, Via Roma 3
- Montecarlo, *Sergio Morello* (Via Roma)
- Pescia, *Alma*, Piazza principale

### West

- Borgo Giannotti, *Giannecchini*
- Sant'Alessio, *La Scatola Magica*

AND at [www.luccagrapevine.com](http://www.luccagrapevine.com) (where you can also order an on-line or postal subscription)

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# PROPERTIES FOR SALE BY OWNER

## Lido di Camaiore



**500m from the BEACH**  
Large home (240 sqm) with garden on 3 sides. 4 bedrooms, 3 baths. Fully equipped kitchen. Wrap-around terrace at 1st floor. Garage. Spacious attic & downstairs rooms. 580,000 euros. (Ref. 1194)



An 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, greenhouse, swimming pool, rare plants, even parrots!



3.5 million euros.

Conveniently located in a quiet village just a short bike ride from the sea, between Lucca and Pisa. Buses pass the gates hourly. (Ref. 1197)

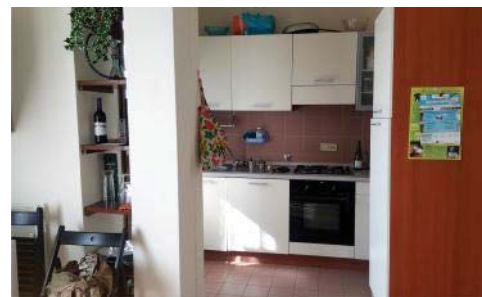


For more information: [editor@luccagrapevine.com](mailto:editor@luccagrapevine.com)



**SAN GINESE (CAPANNORI).** Delightful country property that can be used as a farmhouse or renovated into an elegant estate. South-facing. Currently 3 bedrooms with study + large attic (2 more rooms), bath, country kitchen, living room. Adjacent laundry/workroom with upstairs storage room & additional cantinas. Total 380 sqm. On a hill overlooking the Compitese villages & Lago di Bientina. Approx. 4000 sqm of land (grapes/olives/forest). Cl. G IPE 255,20. € 460,000. (Ref. 1165)

## Lucca - San Concordio



San Concordio, south of town (10 minutes by foot). Top floor one-bedroom apartment with elevator. 50sqm. Large wrap-around terrace, approx. 40 sqm., with beautiful southern & eastern exposure. Near Nottolini's aqueduct & bike path. 120,000 euros, assumable mortgage (€ 5000 down + € 400 per month). (Ref. 1196)



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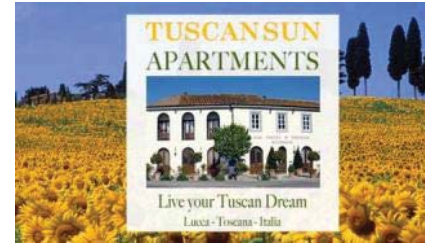
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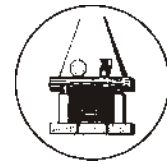
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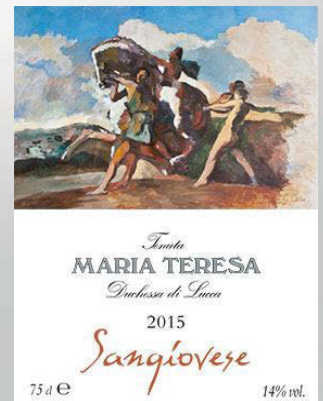
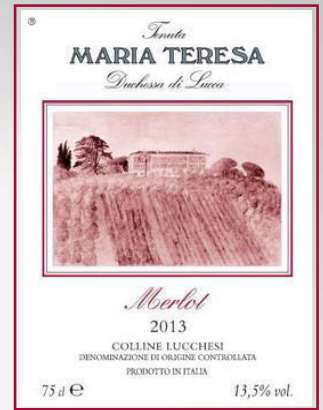


### Contacts:

[info@tenutamariateresa.it](mailto:info@tenutamariateresa.it)

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