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

Accountant and Auditor Dott Paola Girolami (University of Pisa and Bristol U.K.). Via Delle Ville 354/A, Lucca. Tel +39 0583 471734, fax + 39 0583 471751 paola@studiocommercialistagirolami.it

www.studiocommercialistagirolami.it English/French/Italian.

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)

Lawyer Alberto Del Carlo. Admitted to the Italian High Courts, Piazzale Ricasoli, 241 – 55100 Lucca. Tel. 0583 494952, fax 0583 492352. avvocatoalbertodelcarlo@gmail.com 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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Very useful trailer for sale. Ifor Williams P7 c/w removable grilles and overall tonneau cover. 550kg load capacity. Euro 995 collect Bagni di Lucca.

More info and photos from jbonallack1@gmail.com (Ref. 1284)



Sold as new (very little used), Miele dryer €400 and Miele washing machine €450. Contact Romi 3281364964 or Silvano 3339121103. (Ref. 1282)



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PROPERTIES FOR SALE by owner

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LUCCA

SOLD



Cute, centrally located apartment with furnished kitchen & private courtyard (with greenery, 30sqm) in historic Lucca near the Duomo. Approx. 80 sqm. Ground floor, first floor. 2 bedrooms, 2 baths on a quiet street. €205,000. (Ref. 1276)



NEW LISTING: SANT'ANNA (LUCCA)

Elegant semi-independent apartment on 2 levels. Parquet floors. Approx. 180sqm. Ground

floor has covered space for bikes, private stairs, parking for 2 cars in front of the property. A wide terrace wraps the entire first floor, opening onto the spacious living & dining rooms, eat-in kitchen with storeroom, bath (with shower), 2 bedrooms (1 with bath en suite). The 2nd floor is loft-style, with large central room, large bedroom, studio, 3rd bathroom, with shower & window. €280,000, Energy class C. (Ref. 1285)

SOLD



Capannori, 5 km to Lucca Centro

Beautiful gated family home with 2 kitchens, 4 bathrooms, 6-7 bedrooms, 300 sqm total. In traditional Tuscan style with solar panels, wood & gas burning fireplace, A/C, veranda shading the home in summer. On a quiet country road with views in all directions. This could be the ideal home for an extended family, small farm, or hospitality project. APE Cl. D. €390,000. (Ref. 1228)



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)



LUCCA CENTRO STORICO

An apartment with the flavour of the Renaissance situated near the Torre delle Ore. On the top floor (70 easy steps, no elevator) with sleeping loft & skylights above. Huge kitchen, triple sized living room, spacious entrance hall, 4 bedrooms, 2 baths. Tessieri & wood floors, high ceilings. Many beautiful features. €650,000. (Ref. 1184)

PROPERTIES FOR SALE by owner

For more information: editor@luccagrapevine.com

IN THE HILLS



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)



Barga

Medieval hilltop town 45 minutes from Lucca, with an international population. 3 bedroom 2 bath apartment with gorgeous views. Double glazing, gas fired central heat, terracotta floors, chestnut-wood doors & windows. Energy code F. € 165,000. (Ref. 1278)



Village Home

Beautifully restored property in Vergemoli, near Galliciano, in the Garfagnana mountains (30 km from Lucca). 2 bedrooms, kitchen, dining room, open fires. Gas range in the kitchen. Warm & cosy in winter, cool in summer. New chestnut windows & doors. Shop & bar in the village. Ideal for cyclists & nature lovers. € 63,500 (Ref. 1277)

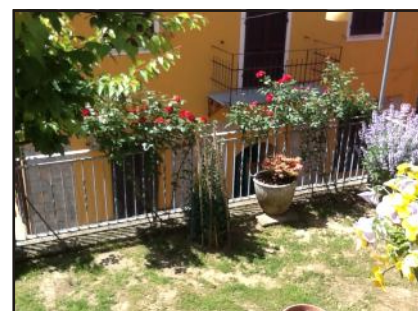


Casa colonica not far from the sea & the Versilia coastline, with its own land & olive trees. Near Pietrasanta & Forte dei Marmi (12-13km). 4 bedrooms, 3 baths, 130sqm. Enjoy sweeping views from the large terrace. The outdoor spaces include a solarium (where a swimming pool may be added), wood-burner, storage unit, woodshed. Heated with city gas & thermo-camino. APE G. € 285,000. (Ref. 1271)



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)

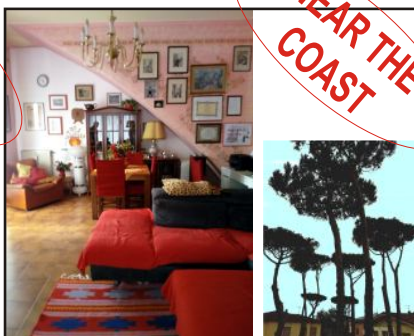


Albiano (near Barga). Independent apartment (approx. 150sqm) with panoramic garden & terrace (50sqm). On two floors: entrance hall, living room, dining room, kitchen/dining room on ground floor. 3 bedrooms on 1st floor. Bathroom with bathtub. Oil fired central heating (boiler installed in 2014). Double 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)



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. 2.5 million euros. (Ref. 1197)



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. € 550,000. (Ref. 1194)



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)

PROPERTIES FOR SALE by owner

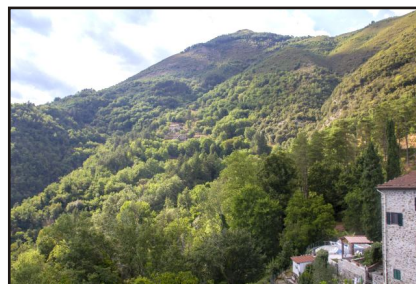
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IN THE HILLS



NEW LISTING

Beautiful village house approx 110sqm about 3 km from Bagni di Lucca. 2 bedrooms, 1 bath, living/dining room, small kitchen, 3 terraces, annexes, garden allotment a short walk from the property. € 140,000. APE Cl. G. (Ref. 1269)



NEW LISTING

BAGNI DI LUCCA

Village house in the hills surrounding Bagni di Lucca with fantastic view over the valley. Six rooms, attic, basement, terraced garden. The house needs to be renovated. € 90,000. (Ref. 1286)



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)



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)



NEAR THE LIMA RIVER

Stone house from the 1800s, halfway between Lucca & Abetone. Restored in 2009 as a B&B with 3 entrances, 3 complete apartments & parking for 4-5 cars. Sleeps 12. On wooded land (approx 4000 sqm) with stone dwelling to restore & above-ground pool with deck. Across the road is the river (excellent fishing!) & a small ruin that can be rebuilt. Entirely furnished, including restored antiques! Request: € 350,000. APE G. (Ref. 1279)



Large village home on 3 levels, peaceful retreat in a quiet village with car park about 200 meters from the house. The house needs upgrading. The nearest shops are in Piegaiolo & Pescaglia, about 4km away. €80,000. (Ref. 1283)



Near Pescaglia

In the Alpi Apuane Regional Park 950m. alt., approx. 30-35 km from Lucca. Fantastic views to Livorno & Tuscan islands, trails all around. Landscaping of 10000sqm, up to 8 ha forest land. Fine stonework, wooden floors, beams, panoramic picture windows. Potentially, 3 to 4 independent units. € 275,000. (Ref. 1261)



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



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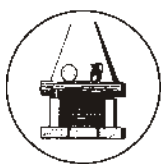


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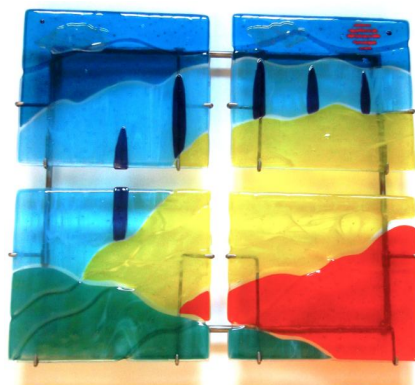
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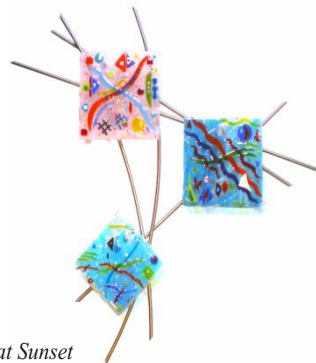
Tuscan Morning

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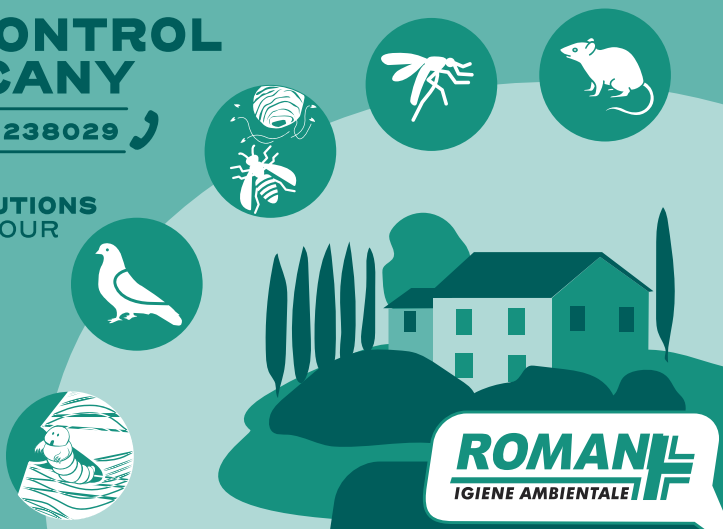
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