

PROPERTIES FOR SALE by owner

For more information: editor@luccagrapevine.com



SANTA MARIA DEL GIUDICE

10 km south of Lucca, panoramic views, a large home on over a hectare of land. 4 bedrooms, 4 baths, 2 kitchens, 2 living rooms. Terraces, taverna, cantina, plunge pool, walkway with Liberty style gate reminiscent of *Madama Butterfly*. Landscaping: flowers, fruit trees, pines, olives, & mature lemon plants. Private drive with ample parking. Set back from the Lucca-Pisa road that leads to San Giuliano Terme. €750,000. (Ref. 1292)

Near Barga

For lovers of historic homes. Recent conservative restoration, carefully preserving all original features of the period (1773). Townhouse on 3 levels, composed of two apartments, approx. 80sqm each (interconnecting if desired) with independent entrances. Possibility of dividing into 3 apartments each with its own entrance. Certified compliant systems, methane heating. Sunny, green, panoramic area, very close to schools, shops, shopping, hospitals, train station. €215,000. (Ref. 1312)

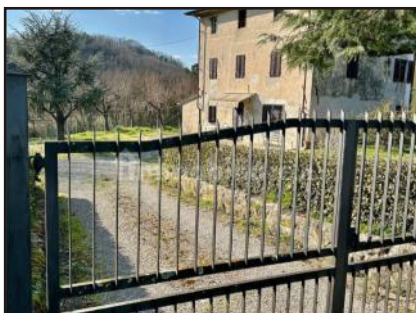


Country house, 1790s Historic former water mill/ trout farm/ bnb, 40 minutes north of Lucca, alongside stream & hiking trail, with villages nearby, maintaining its past charms. 315sqm including large workshop, fruit trees, vegetable garden, gazebo for outdoor dining. Many original features. 4 bedrooms, 1 + half baths, large kitchen & living room. Heating by centralized pellet system, plus woodstove & fireplace. Energy rating D (very good). €500,000. (Ref. 1313)



ANSANA (Pescaglia)

Large ex-convent from the 1700s, 450sqm, already converted to a residence but now requiring a complete renovation. Beautiful ancient stone arches above the doorways. Garage. The borgo is located 20km from Lucca, 6km from Borgo a Mozzano with its famous Devil's Bridge, 5km from Diecimo train station. €120,000. (Ref. 1307)



GRAGNANO (Capannori)

Spacious historic home with great potential. Habitable. 240sqm, courtyard 80sqm. Olives, space for vineyard or swimming pool. approx. 5000sqm. €260,000. (Ref. 1302)

SOLD

DIECIMO (Borgo a Mozzano)



Lovely sunny townhouse, 160sqm, near train station (only 3 stops to Lucca!) in village with all services accessible by foot. 15 km north of Lucca. Upgrading/renovations were made 6 years ago. Ground level: entrance, laundry room, service bath. 1st floor: kitchen, living room (fireplace & original tessieri flooring). 2nd floor: 2 bedrooms, studio, bath. 3rd: large attic with large room & studio. €150,000 (Ref. 1308)



Fabbriche di Vergemoli

Traditional village house with 3 bedrooms (1 double, 2 singles). Lovely views over the surrounding hills. Adjacent, a cute stone hut with fireplace. €85,000 (negotiable) for both. (Ref. 1290)



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)



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)

PROPERTIES FOR SALE by owner

For more information: editor@luccagrapevine.com

IN TUSCANY

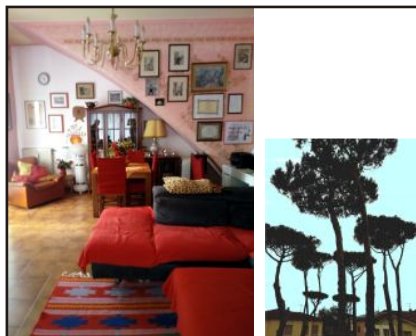


VIAREGGIO BEACH

Stunning 2nd floor apartment. 100sqm. 3 bed, 2 bath with furnished kitchen. Balcony overlooking the pine forest, upper penthouse wrap-around terrace offering mountain view. Beaches 380m, 6 minutes by foot, near all services.

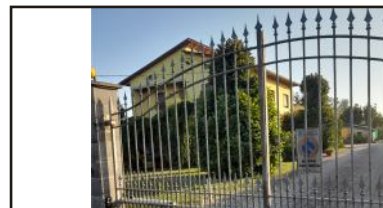


Energy level F. € 310,000. (Ref. 1293)



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)



Spianate (Pistoia)

Near historic Montecarlo & Pistoia's hills, on 2 ha (5 acres) of land along a stream with 3000sqm of greenhouses, this farm offers plenty of space for a pool & horses. The fully furnished, well maintained home sleeps 12 comfortably. Consider acquiring the agricultural business, including flower concessions at outdoor markets in 6 locations. The home contains 2 large apartments with separate entrances. Large paved courtyard, photovoltaic panels, barn. Lots of business potential! Energy class G. €900,000. (Ref. 1310).

NEAR THE COAST

TORCIGLIANO (CAMAIORE)



Bright village home with panoramic view, 25 minute drive from Lido di Camaiore, in renovated condition. On three floors. Ground floor: entrance into living room with fireplace, kitchen with dining table. Stairs lead to a double bedroom & bath at 1st floor, and another 2 rooms at 2nd floor. Furnishings included. In front of the house is a small fenced garden with storage room (5x5m) & woodshed (6x3m). Parking in front of the house, next to Il Mattarello restaurant. €110,000. (Ref. 1298)

CASOLI (CAMAIORE)



Rustic 300sqm hill house facing south. 10 rooms on 3 floors incl. 2 bathrooms (one outside). Original features incl. beamed ceilings. Would benefit from refurbishment. 2 balconies, 3 terraces. 2000sqm terraced land with productive, organic veg/flower garden, fruit trees, woodland, cellar, large shed. Captivating views to the sea & green hinterland. Hikers' paradise. Access by mule path from free village car park. Ideal for nature-lovers. Can be divided into 2 flats. €220,000. (Ref. 1297)



Saturnia, Farm-stay property

Near the natural thermal waters of Saturnia, a country home successfully operating as B&B/agriturismo, with 2 apartments & spacious dining area for guests on the ground floor, 3-bedroom residence above. Photovoltaic + GPL. Beautiful swimming pool (12x8) and 20+ hectares (50 acres) of grapevines, olives, & forest land. No renovations needed! Energy class E. €1,100,000. (Ref. 1291).

Certified ISO 9001-EN 16636

PEST CONTROL IN TUSCANY

CALL +39 337 1238029

SAFE AND NATURAL SOLUTIONS TO PROTECT YOUR HOUSE

Rodents
Termites
Birds
Wood Worms
Mosquitoes
Ants
Bed Bugs



ROMANID
IGIENE AMBIENTALE

Tel 0583 955344

www.romanidisinfestazioni.com

info@romanidisinfestazioni.com

WANTED TO BUY

We are looking to buy a traditional colonica no more than 15 minutes (by car) from Lucca Centro. Detached, with at least 2 bedrooms, 2 baths, and garden on 4 sides.

Please contact **Grapevine** with your offer. (Ref. 1314)

PROPERTIES FOR SALE by owner

For more information: editor@luccagrapevine.com

IN THE HILLS



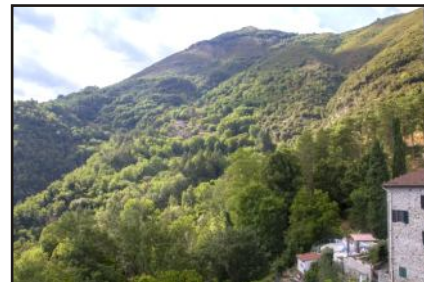
BARGA

Stunning 17th c house in old Barga approx. 130 sqm, 2 superb 20 sqm terraces, sun all day, 2 bathrooms, 3 bedrooms, central heating, extensive cellar, approx price € 295,000, walk right in. APE G. (Ref. 1287)



BAGNI DI LUCCA

Beautiful village house approximately 110sqm. about 3 km from Bagni di Lucca. 3 bedrooms, 1 bath, living/dining room, kitchen, 3 terraces, annexes, garden, detached vegetable patch € 130,000. APE G. (Ref. 1269)



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. € 70,000. (Ref. 1286)



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)



BAGNI DI LUCCA

Near 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 Piegajo & Pescaglia, about 4km away. € 80,000. (Ref. 1283)

MASTIANO

10 km west of Lucca, this residential & commercial complex is structurally sound but needs renovation. The surrounding land has approx. 100 olive trees. The 2 buildings are connected by a cellar. Features incl. beams, Tessieri or cotto floors, fireplaces. **Building 1:** ground floor, 2 kitchens, 4 bedrooms, stairs, 2 balconies. 1st floor 7 bedrooms, bathroom & attic. 2nd floor 4 bedrooms & attic. **Building 2:** ground floor, 3 commercial rooms, bedroom, garage, bathroom. 1st floor 4 attics. Basement, 5 cellars, 2 bathrooms, 2 warehouses & the spaces of a former olive oil mill (2 rooms). Other spaces include garages & storage facilities. € 235,000. (Ref. 1299)



BARGA

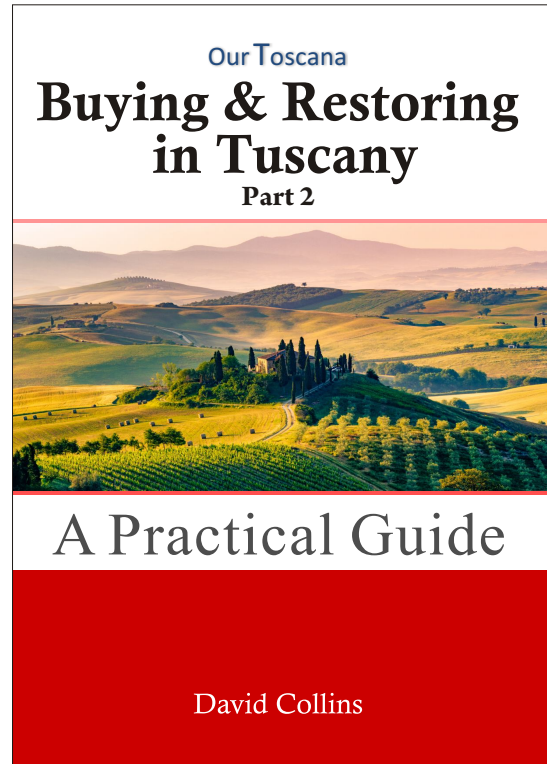
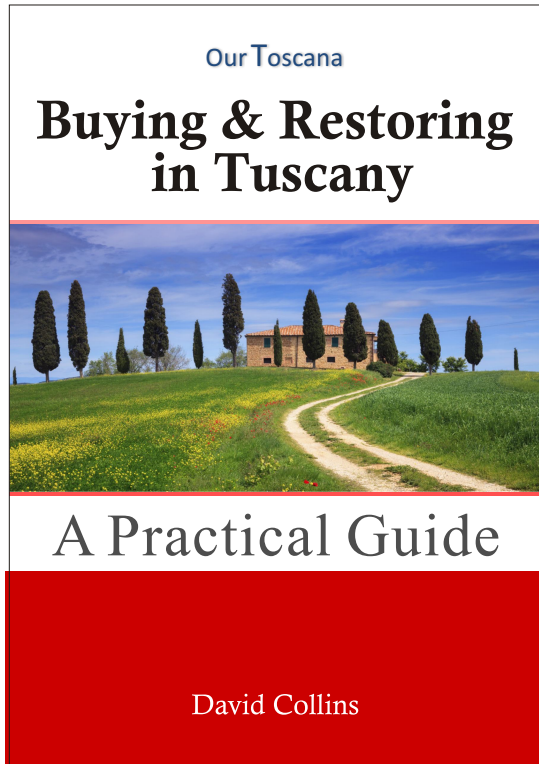
Charming Barga apartment near the town center & convenient to services, 60sqm on 2 floors. Request € 85,000. (Ref. 1270)

Buying & Restoring in Tuscany

Parts One and Two

[Home](#)

To order the books click on this box 



€ 27 for both, postage included

This guide provides the reader with priceless information about searching for, buying and restoring a property in Tuscany and is packed with valuable tips, advice, Italian terms and updated costs. Each chapter is based on an article previously published in the *Grapevine* Magazine in Lucca and deals with a specific theme.

David Collins, the author, has lived and worked in Tuscany for over 20 years accumulating a vast experience in design and project management roles. Combining this professional experience with his love of Tuscany and passion for old properties, David has successfully helped over 400 non-Italians to buy and restore throughout this region. He lives near Lucca with his Italian wife and two children.