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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 bed-



rooms, 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. € 800,000. (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. Please contact Grapevine. (Ref. 1188)



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)



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)



Townhouse for sale

Townhouse on 3 floors, 180sqm, 10 minutes walk from Bagni di Lucca train station, with all conveniences (post, bars, shops) close nearby. Restored & in good condition. 5 rooms, 2 baths, large kitchen. €160,000 negotiable. APE G. Tel. 333 8617962. (Ref. 1221)



In the Compitese hills near Lucca

Semi-detached house from 1733. P1: dining, living, kitchen, large bath, P2: 3 bedrooms, attic. Courtyard with cantina & pizza-oven. Solar panels. Land (pool possible) nearby but not adjacent. Possibility of 2nd bathroom. €130,000. (Ref. 1205)



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. Contact Grapevine (Ref. 1179)

Commercial properties:

Former bar/ w/ luminous upstairs offices, at San Giusto di Compito, 300sqm + 3000sgm parking area, . €480,000. (Catasto shown here.) (Ref. 1221)



Functioning bar at Sant'Alessio, €140,000, reliably rented & earning €13,000 per year for 12+ years. (Ref. 1222)

Your future business location/s? Contact Grapevine for confidential transaction.



South of town (10 minutes by foot). Top floor onebedroom apartment with elevator. 50sgm. Large wrap-

around terrace,

approx. 40 sqm., with beautiful southern & eastern exposure. Near Nottolini's acqueduct & bike path.€120,000 – assumable mortgage (€5000 down + €400 per month). (Ref. 1196)

ENGLISH-SPEAKING PROFESSIONAL SERVICES

Accountants Vannucci & Associates. Viale
San Concordio 710, 55100 Lucca. Tel. +39
0583 316636, fax: +39 0583 419451, email
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 email: paola@studiocommercialistagirolami.it website: 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 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). Real estate, contracts, inheritance, accident, family, commercial, auctions, etc. Tel. 0583 316110, cell. 340 8672443, 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 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

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, www.lawfirminitaly.com (Ref. 1204)

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





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

Bilingual American, experienced tutor attending Univ. of Pisa, living in Lucca, available for English, math & science tutoring/homework assistance. Tel. 324.796.7323 or email jasonarini@gmail.com. (Ref. 1214)

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

VARIOUS

Moving Sale Lucca Whole house contents of quality for sale including antiques, wardrobes, furniture, mirrors, paintings, etc. Please email leverwoman82@gmail.com for list.(Ref 1083)



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)

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Ref. 315, Pescaglia, € 235,000. APE class D

Ref. 1112, Vico Pancellorum (Bagni di Lucca). €195,000. APÈ class G



Via Marconi 14, Barga - Lucca - Italy

Ref. 302, Colognora (Piazza al Serchio). € 300,000. APE class G



Ref. 794, Barga. € 1,200,000.





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PROPERTIES FOR SALE BY OWNER

For more information: editor@luccagrapevine.com



Excellent opportunity to acquire a lovely home in a select gated community in Tuscany, 5 minutes away from the walls of Lucca in beautiful, peaceful, semi-rural surroundings with wonderful views.

15 minutes to Pisa, 25 minutes to the seaside (Forte dei Marmi, Viareggio, Pietrasanta), 25 minutes to Pisa airport, 35 minutes to Pistoia, 45 minutes to Florence. Summer swimming pool at local tennis club 5 minutes' walk.

The detached 3-storey house can be sold with or without furniture and is composed of: double gated entrance with intercom, security alarm, 3-4 bedrooms, large converted loft space, open lounge/kitchen/diner, covered patio, secluded garden, plenty of storage, garage & laundry room, 3 toilets, 2 bathrooms, 2 showers. Air-conditioning on 1st & 2nd floors, underfloor heating throughout, pellet stove. Space for 2-3 cars in front of the house and 2 car spaces in communal parking area. Satellite dish for international TV.

APE Cl. D. €350,000 negotiable. For further information please e-mail: *info@werkkit.com* or *educo.uk@werkkit.eu* (Ref. 1209)



Bagni di Lucca (Fornoli)

Conveniently located near the train station, 2 bedroom ground floor apartment with large kitchen, sitting/dining room, large bathroom, cantina & utility room. 120sqm. €120,000 negotiable. APE Cl. G. Contact Grapevine (Ref. 1219)







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 400 sqm. On a hill overlooking Compitese villages & Bientina Lake. Approx. 3700 sqm of land (grapes/ olives/forest). APE CI. G. €430,000 negotiable. (Ref. 1165)



500m from Lido di Camaiore BEACH Large home (240 sqm) with garden. 4 bedrooms, 3 baths. Fully equipped kitchen. Wraparound terrace at 1st floor. Garage. APE Cl. G. €580,000. (Ref. 1194)





Lucca apartment for sale San Marco area, 5 minutes from the wall (Porta S. Jacopo) on 3rd floor, consisting of 3 rooms, new kitchen, bathroom, 2 balconies, pellet stove, fully furnished, cellar/storeroom, garage. APE Cl. F. Price €125,000. (Ref 1216)





APE Cl. G. 3.5 million euros.

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, green-house, swimming pool, rare plants, even parrots!



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ASSOCIAZIONE MUSICALE LUCCHESE onlus

CONCERTS

for the month of February 2019

Sunday February 3

INTEGRAL OF STRING QUARTETS OF L. VAN BEETHOVEN - II concert QUARTETTO ADORNO strings - ALESSANDRO CARBONARE clarinet L. van Beethoven, J. Brahms

Sunday

CARNAVAL February 10
MAURIZIO BAGLINI piano - NICOLA MUSCHITIELLO reciting voice
Poems by Armand Godoy
R. Schumann

Season 2019 - 55th year from the foundation Concert tickets: Whole: € 12,00; Reduced: € 10,00

Sunday February 17

HAPPY BIRTHDAY LUIGI BOCCHERINI on the occasion of the 276th anniversary of the birth

ORCHESTRA DA CAMERA DI LUCCA CLASSICA MUSIC FESTIVAL MIRIAM PRANDI cello - BEATRICE VENEZI conductor

L. Boccherini, N. Campogrande

Sunday February 24 VARIAZIONI GOLDBERG

L. MARZADORI violin - E. FACCANI viola - M. POLIDORI cello F. Schubert, J. S. Bach

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