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[studio@vannucciassociati.it](mailto:studio@vannucciassociati.it) - [www.vannucciassociati.it](http://www.vannucciassociati.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](mailto:paola@studiocommercialistagirolami.it) - [www.studiocommercialistagirolami.it](http://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](mailto: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](mailto: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](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. [avv.delcarloa@tin.it](mailto: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](mailto: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](mailto:e.lattanzi@lattanzistudio.it), [www.lawfirminitaly.com](http://www.lawfirminitaly.com) (Ref. 1204)

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**Learn Italian** while having fun: individual and group lessons with a qualified teacher  
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For information: Tania Luciani, 328/6861335. [tanieluciani@aruba.it](mailto:tanieluciani@aruba.it) (Ref. 1244)

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

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

## VARIOUS

**Looking for a babysitter?** My name is Bethany-Rose and I am a mature, kind, patient  
and open-minded person looking to babysit in after-school hours (4.30pm-onwards)! I  
have lots of experience in childcare and I am very reliable. I am a native English  
speaker, so I am also able to provide conversational English practice for your children!  
References available upon request. Please email: [bethanyrosehendley@gmail.com](mailto:bethanyrosehendley@gmail.com) or  
Whatsapp: +39 347 444 5741. (Ref. 1262)

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# PROPERTIES FOR SALE by owner

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



## Lucca, outside Porta Elisa

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



## 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)



## 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. €285,000. (Ref. 1247)

## Apartment Wanted to Buy

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

Contact Grapevine.

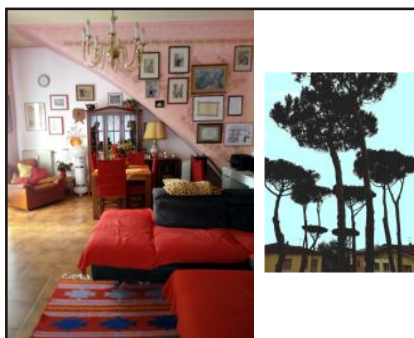


Office space that can be changed into an apartment. Three rooms on the ground floor of an historic building in **Lucca Centro Storico**. €130,000. (Ref. 1241)



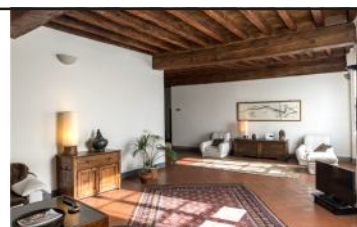
## Between Lucca and Pisa

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)



## 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)



**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](mailto:editor@luccagrapevine.com)

IN THE HILLS



## Near Pescaglia/Loppeglia

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)



## 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)



**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)



## 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)

IN THE HILLS



## COLOGNORA (UNESCO Village)

Beautifully restored home located in the middle of a friendly mountain village. Two bedrooms, one bathroom, large new kitchen, two living room areas, two fireplaces, and private garden. Chestnut beams and terra cotta floors. Only € 85,000. (Ref. 1232)



**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)



**Bagni di Lucca.** lovely modern apartment, ground floor, with parking space, garden. 2 bedrooms, 1 bathroom, living/dining/kitchen, storage room. approx. 70sqm. €142,000. Tel. 320 0879190. (Ref. 1237)



# PROPERTIES FOR SALE

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



**Historic villa** built in 1618, restored between 1990-1993, with fantastic views overlooking Lucca. 615sqm. PT: Tavern, studio, kitchen, bedroom, bath, garage, limonaia. First floor: high ceilings, large atrium, leading to parlor, large kitchen with fireplace, dining room, 2 bedrooms, bath. Top floor: parlor, 2 studios, 2 baths, 2 bedrooms, kitchen. Outbuilding of 32sqm. Beautifully maintained park of 10,000+sqm. Fenced property. Ideal as a private home or for guest accommodation.

Energy class G. 1,295,000 euros. Ref. 1263



**In the hills  
of Lucca,**



**with a pool,**

a very beautiful panoramic restored rustic farmhouse, 600sqm on 3 levels including appliances. PT: entrance hall, large living room and kitchen, both with fireplaces, pantry, bathroom, laundry, garage. First floor: 3 bedrooms, 2 baths. Second floor: 3 bedrooms, 2 bathrooms and 2 attic rooms. Annex (60sqm): 3 rooms and bath. Swimming pool, pergolas. Olive groves.

Energy class B. 1,200,000 euros. Ref. 1264



**In the Garfagnana mountains**, large country home with beautiful views, near Ponte della Villetta (one hour by train to Lucca). Raised ground floor: 3 bedrooms, 2 baths, large kitchen, living room with fireplace facing onto the large terrace. Garden level, with separate entrance: tavern, fireplace, bath, bedroom, kitchen, storage area. Garage. External dining/cooking area, 6000sqm land.

Energy class A. 220,000 euros. Ref. 1265



**RENDERING**

**Ultra-modern, elegant, energy efficient home.** This 210sqm villa being built in the hills between Lucca and Pescia, is near a medieval village where an angel attributed to Leonardo da Vinci was discovered and restored. The villa has solar & photovoltaic systems. On the land (1300sqm) plenty of space for a swimming pool. PT: Living room, 2 double bedrooms with en suite, dressing room, 3rd bedroom/studio. First floor: large kitchen with 45sqm terrace, laundry, bath, storage room, garage. Energy class A. 470,000 euros. Ref. 1266



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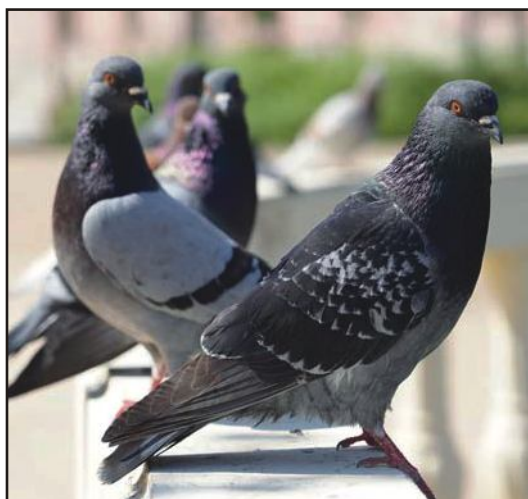
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