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studio@vannucciassociati.it - 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 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. 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

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)

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

Editorial services. Experienced copy-editor and proofreader, native English speaker. Email: kirstyjane.falconer@gmail.com (Ref. 1230)

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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 7967323 or email jasonarini@gmail.com. (Ref. 1214)

VARIOUS

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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In the first instance
Please contact us at

email: editor@luccagrapevine.com

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Ref. 506, Barga, € 185,000.
APE class G

Houses in Tuscany.com

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Roy Santi

Agenzia Immobiliare **Dimore Toscane** srl
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Ref. 1125, Barga,
€ 219,000.



Ref. 630, Barga (with pool), € 375,000.
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Ref. 1117, Barga,
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PROPERTIES FOR SALE

For more information: editor@luccagrapevine.com

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NEW LISTING

MONTE SAN QUIRICO. Elegant Villa complete with terrace, tavern & garden. Less than 2 km from the city walls, in a quiet, peaceful area. 300 sqm ground floor with entrance into large living area, dining room, kitchen with pantry & garden access, veranda overlooking the garden, 4 double bedrooms, 4 bathrooms (one with hydro-massage), study. Tavern with brick oven & fireplace. Large laundry, laboratory & bathroom with sauna, shower. Excellent condition. Contact: Massimiliano, 347 5264987. APE G. €750,000. (Ref. 1231)



NEW LISTING

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)



NEW LISTING

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)



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. (Ref. 1147)



Bagni di Lucca (Fornoli)

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. (Ref. 1179)

Commercial properties:

Former bar with luminous upstairs office space, at San Giusto di Compito, 300sqm + 3000sqm parking area. Catasto shown here., €480,000. (Ref. 1221)



ALSO:

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.



Lucca - San Concordio

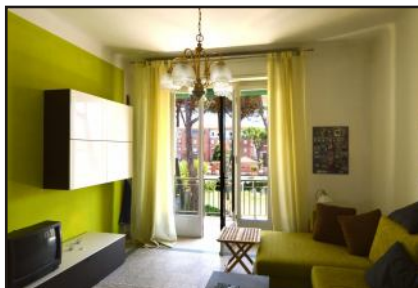
South of town (10 minutes by foot). Top floor one-bedroom apartment with elevator. 50sqm.



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

PROPERTIES FOR SALE

For more information: editor@luccagrapevine.com

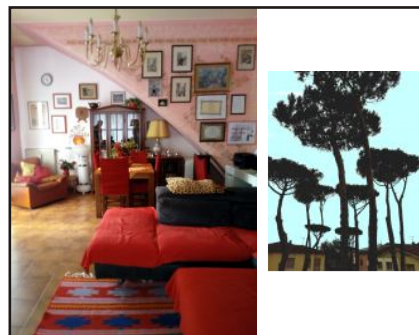


LUCCA APARTMENT

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)



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)



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, 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. €800,000. (Ref 1184)

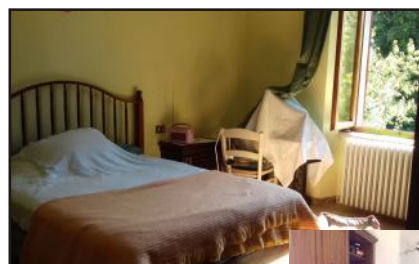


Near the Lucca walls

Spacious, beautiful home in Sant'Anna



12 rooms (4-6 bedrooms, 3 baths), garden & patio on 4 sides. Built in the early 1900s. €850,000. (Ref. 1144)



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. (Ref. 1219)



Compitese Hills, 30 minutes from Lucca Centro & Pisa airport. Spacious home ideal for 2 families or B&B, surrounded by 200 olive trees, but close to a village.

See article in February **Grapevine: Country Life**, page 24. (Ref. 1224)



Fabbriche di Casabasciana

Renovated home with 3 separate apartments in traditional style for a total of 210sqm. With forest land, garden, above-ground pool. Ideal for bed & breakfast. (Ref. 1200)



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)



**SAN GINESE
(CAPANNORI)**

Delightful south-facing country home, suitable as is, or renovated to become a large elegant estate.

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. Approximately 3700 sqm of land (grapes/olives/forest). APE Class G. € 430,000 negotiable. (Ref. 1165)



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. Surrounded by 4250 sqm of agricultural land, also nice for horses or donkeys.... This could be the ideal home for an extended family, small farm, or hospitality project. APE Cl. D. € 405,000. (Ref.1228)

Ristorante

Ammodonostro

In the heart of Lucca's Centro Storico, between Piazza San Francesco and Piazza Anfiteatro, you will find the restaurant Ammodonostro. A new, young, friendly eating place where it will be our pleasure to create and offer you dishes of the highest quality. At lunchtime, there are daily specialities - simple and quick - in addition to the menu. Bookings welcomed.



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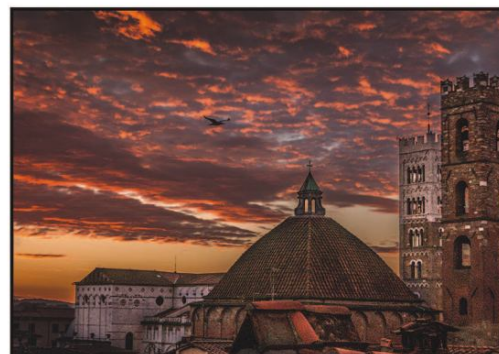
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La Cantina Di Carignano Restaurant

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Tasting menus

Special menus prepared by Chef Paolo Monti for you. Special Dinner with demo in the cooking class kitchen, by reservation only.

chefpaolo@cucina-italiana.com

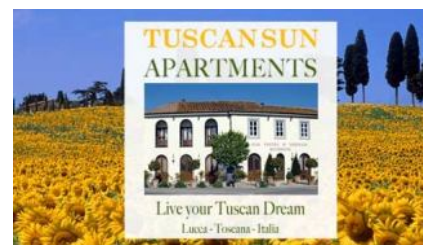
Tuscan Sun Apartments

In the green Lucca countryside, ten minutes from the city center and adjacent to the cooking school, **four newly remodeled Tuscan style apartments**. Terracotta floors, wooden beam ceilings, wrought-iron beds, cooking facilities ... but with all modern comforts: private bathrooms, telephones, air-con, free Wi-Fi, 32" flat screen TV.

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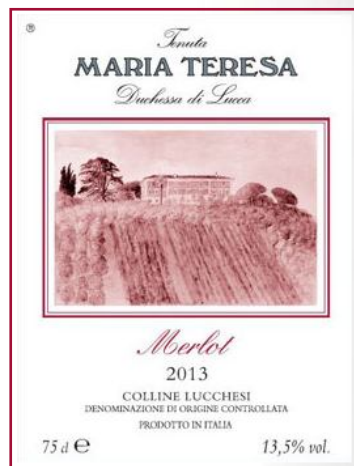


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