

Paradise in Tuscany



H I G H L I G H T S
C A S A G A T Y
(L a r i - I t a l y)

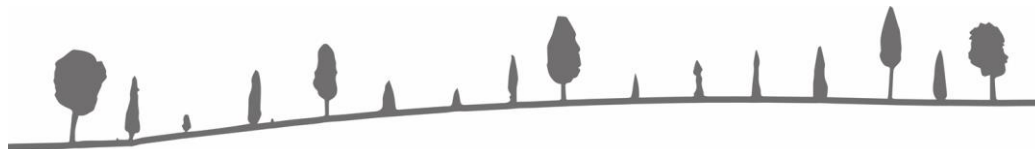
A beautifully restored, 130-year old 2-level Tuscan villa perched on a hilltop, with views over the charming village of Lari, close to Pisa.

Guide price: €750 000 *New price: €645 000* without furniture
The furniture is available by negotiation

Built in 1885
Refurbished in 2006
Lot size: 2ha / 4.94 ac

Villa: 255 sqm / 2745 sqf
Floors: 2 / Rooms: 11
Bedrooms:4 / Bathrooms: 3

Swimming pool
Gazebo with panoramic views
over Lari (Pisa)



Paradise in Tuscany

CASA GATY

Highlights

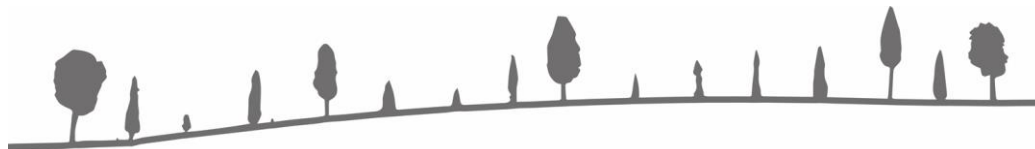
- Historic villa - originally built in 1885 - and fully restored in 2006 with new plumbing, electrical wiring, the roof, etc. The house is double insulated, so in the summer it is 6-8 degrees cooler than normally insulated buildings.
- A Siena-red road lined with Cyprus trees leads to the house sitting on over 1,5 hectares of landscaped undulating land full of olive trees, wildflowers, fruit trees, and herbs. The estate has electric iron gates integrated with video cameras and an alarm system.
- This lovely four-bedroom villa, in the heart of Tuscany, has a secluded rustic swimming pool, a tennis court, a romantic gazebo seating eight with breathtaking panoramic views, barbecues, all on large terraced grounds with olive trees, surrounded by a small forest.
- The uniquely positioned secluded swimming pool is on top and a rustic pool house nearby with kitchenette, toilette, and barbecue at the edge of a small forest, which is part of the property. Under the mulberry tree in the garden by the house, there is a long table seating 20 and a BBQ nearby
- Casa Gaty is located at the outskirts of the medieval village of Lari (Pisa county) with all the services one might need, from banks to the pharmacy to wonderful restaurants. It takes under half an hour from the villa to Pisa airport by car.
- The ground floor of Casa Gaty is an open space with original arches and high ceilings: a large living room with antique pieces mixed with contemporary furnishings, a den with a fireplace, a dining room, a large kitchen with a walk-in pantry and a stunning bathroom with a marble sink.
- Original "pietra serena", local grey granite stone stairs lead upstairs to the 2nd floor with four bedrooms and two bathrooms – one en-suite - and a balcony with great views.
- The owner is a permit to build a large bio-lake suitable for swimming.
- The property has low maintenance costs – a well providing the water (including the pool), a high-tech wood burning heater minimizing heating costs for the winter. In addition, there is an LPG heater system.

More information

This historic 130-year-old farmhouse/villa of 250 square meters with high-quality craftsmanship is distinctly Tuscan. Its unique take on comfort and simplicity creates an aura that could make anyone feel at home.

Centrally located in Tuscany, it is close to all amenities, 20 minutes from Pisa airport, 45 minutes from Florence, 30 minutes from Lucca and 40 minutes from the beaches of Forte dei Marmi and Viareggio. A 400-meter gravel road is the approach to the entrance with an electric gate. A Siena-red road lined with Cyprus trees leads to the house sitting on about 2 hectares of landscaped undulating land full of wildflowers, fruit trees, and herbs, all available to you. Below the house is the private tennis court.

The house has stood the test of time and evolved into today's modern farmhouse style, which is welcoming and comfortable. Renovated by architect Paolo Ceccanti, it is perched on a hilltop, with views over the charming village of Lari and its medieval castle. It boasts a swimming pool, a tennis court, olive trees, and a romantic gazebo seating eight with breathtaking panoramic



Paradise in Tuscany

views where you can watch glorious sunsets with a glass of Prosecco.

The ground floor is an open space with original arches and high ceilings: a large living room, a den with a fireplace, a dining room, a large kitchen with top appliances including dishwasher, a walk-in pantry and a stunning bathroom with a marble sink. Bar-top seating in the kitchen makes it a gathering spot for family and friends. Original stone stairs lead upstairs to four bedrooms:

- A large master bedroom
- A second bedroom with an en-suite bathroom
- A third bedroom with views of Lari and
- a fourth bedroom with a terrace where you can enjoy morning coffee also with views of Lari.

The third bathroom has blue hand-made tiles is just outside the bedrooms. The house has satellite TV and WiFi. The small external laundry room has a high-end washer and dryer.

The patio in front is a great place for breakfast or drinks under the large umbrella, and around the corner, the garden has a long oakwood table with bench-style seating under the shady mulberry tree, seating twelve or more. A barbecue is nearby.

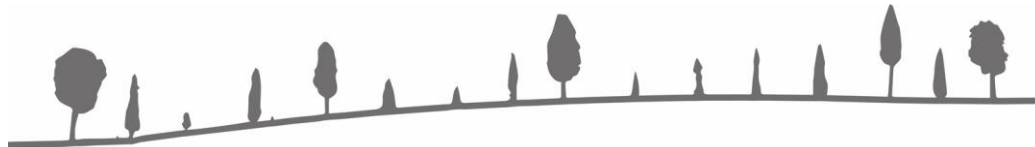
Behind the house, there is space for croquet and badminton (equipment provided) and higher up, and on top, is the gazebo with breathtaking panoramic views. The secluded swimming pool is nearby and a rustic pool-house with kitchen, fridge, coffee maker and a second barbecue all secluded at the edge of a small forest, which is part of the property. Once you are up there, you will just want to stay.

The owner used to be in the film business and many of his actor friends from Hollywood visited him – they thought this place was Paradise. Examples of things to do:

- The Lari castle, built during the early middle ages with court, prisoners' cells, etc.
- Martelli pasta factory in Lari, the smallest pasta factory in the world.
- The wellness spa in Terme di Casciana for massages, etc. 15 mins from house.
- Piaggio museum, Pontedera. Wonderful collection of every type of Vespa ever built. Free.
- Lari gelato. Homemade gelato, the best around by far.
- Lucca Music Festival. 30 mins from house. Paul McCartney, Celine Dion and many others - June.
- Puccini opera festival – July/August.
- Medieval cities of Lucca, San Gimignano and Volterra.
- Spiagge bianche (white beach) Caribbean-blue waters & bright white sand.
- Badia di Morrona wine tasting and for buying the best wines around.
- Famiglia Busti. Famous cheese factory with tours and a terrific restaurant.
- Pistoia Blues Festival – July.
- Andrea Bocelli concert - Teatro del Silenzio - July / August.
- Livorno Market: Fresh fish and produce – great place to shop.
- Pisa: Leaning Tower and Piazza dei Miracoli

Local Restaurants:

- Lari - Locanda lo Scopiccio. World class Tuscan restaurant. Worthy a Michelin star.
- Lari - Ristorante I Burattinai Di Federico Meini e Paolo Bani. Excellent food and service.
- Lari - La Bottega di Canfreo. Owned by Davide, our butcher. Meat is from Davide.
- Gattaiola in Fauglia – 15 mins from house. Wonderful Tuscan food – truffle pasta.
- Pablo's Pizza – 5 mins from house. Best pizza around.



Paradise in Tuscany

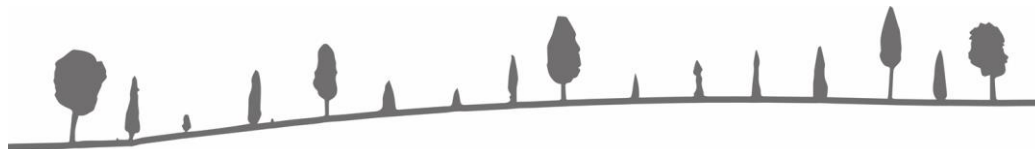
- Calafuria in Livorno – 45 mins from house. Beautiful sea view, a must for drinks or food.

Key distances (approx.):

- Lucca: 65km/40mi
- Torre del Lago (opera festival): 56km/34.8mi
- Carrara marble quarries: 95km/59mi
- Pisa (closest airport): 35km/21.7mi
- Florence: 73km/45.4mi
- Siena: 110km/68.3mi
- Cinque Terre: 148km/92mi
- Nearest shop/bar – 2km /1.2mi

Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)

- “Imposta di registro” - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient of 118.5).
- Notary Public (these values may vary):
 - Honorary (approx.) €3,000 + VAT
 - Translation of the Purchase contract: €1,000 + VAT
- Technical report for Notary Public: can vary according to the complexity of the task – range € 2,000 – 6,000.
- Commission to Paradiseintuscany paid by the buyer: 3% of purchase price.



Paradise in Tuscany

PICTURES OF CASA GATY



©paradiseintuscany.com



©paradiseintuscany.com

The gazebo with view over Lari and the Castle

Sun chairs on the lawn between the house and the external laundry



©paradiseintuscany.com



©paradiseintuscany.com

The tennis court with syntethic grass

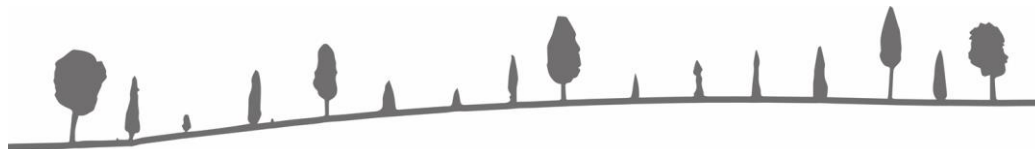
The bio-lake



©paradiseintuscany.com



©paradiseintuscany.com



Paradise in Tuscany

The pool



©paradiseintuscany.com

The pool



©paradiseintuscany.com

Another quiet spot



©paradiseintuscany.com

The kitchen



©paradiseintuscany.com

The Dining room

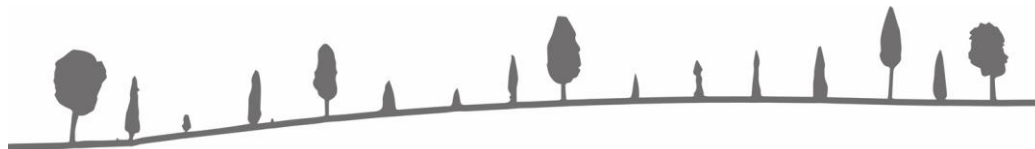


©paradiseintuscany.com

The Living room



©paradiseintuscany.com



Paradise in Tuscany

The Den with the fireplace



©paradiseintuscany.com

Another entrance



©paradiseintuscany.com

The first bedroom with en-suite bath



©paradiseintuscany.com

The second bedroom



©paradiseintuscany.com

The third bedroom

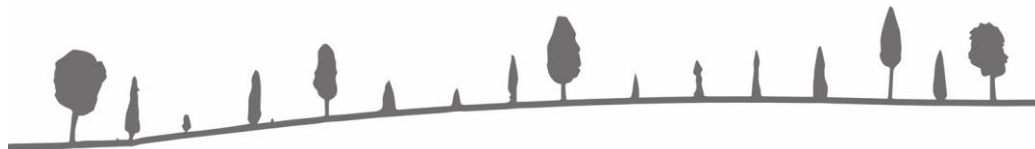


©paradiseintuscany.com

The first bathroom



©paradiseintuscany.com



Paradise in Tuscany

The second bathroom



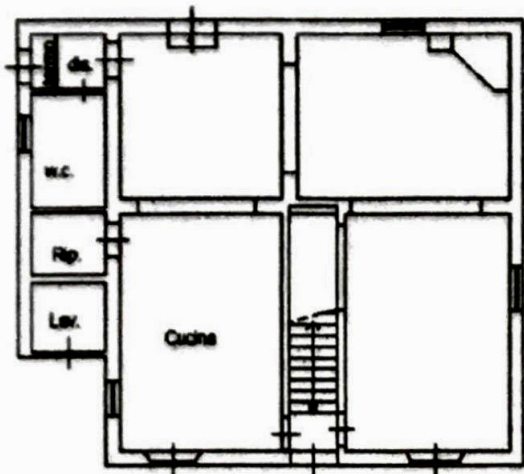
©paradiseintuscany.com

The third bathroom



©paradiseintuscany.com

The first floor

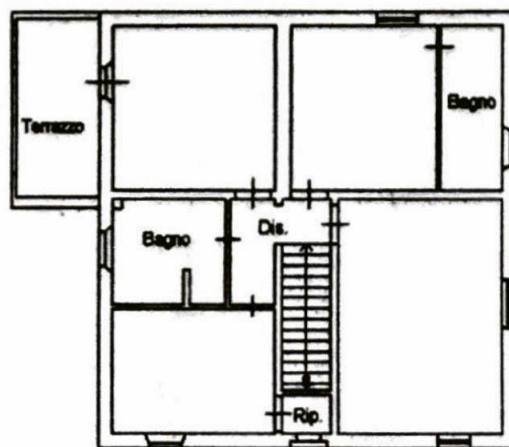


PIANO TERRA

H=2.95m

©paradiseintuscany.com

The second floor



PIANO PRIMO

H=2.95m

©paradiseintuscany.com



©paradiseintuscany.com Google