

Paradise in Tuscany



HIGHLIGHTS VILLA BETTA (Livorno, Italy)

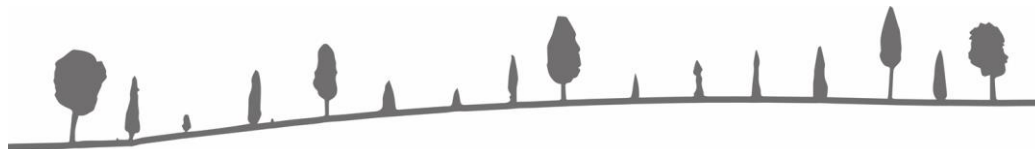
Modern villa with beautiful Mediterranean garden, tennis court and swimming pool located on the top of the hills surrounding Livorno. Solar panels, gym room and other training facilities make this property eco-friendly and perfect for the fitness interested person.

Guide price: € 1 600 000 without furniture
The furniture is available by negotiation

Built in 1979
Refurbished in 2005
Lot size: 2 ha / 0.45 ac
Two habitable units

Living area: 600 sqm / 6458 sqf
Rooms: 11 / Bedrooms: 5
Bathrooms: 6
Taverna with billiard table

Floors: 3 + Loft
Beautiful Mediterranean Garden
Swimming pool
Tennis court with night lighting



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VILLA BETTA

Highlights

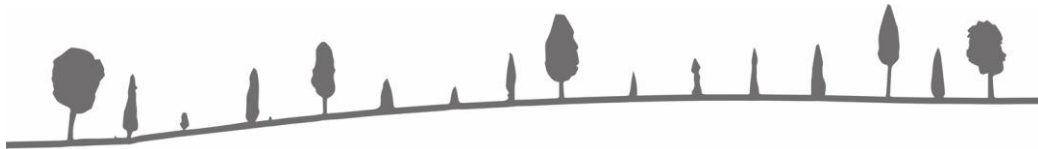
- Even if the villa today is used as one unit, it is registered as consisting of two units + loft.
- Living & dining room of about 100 sqm.
- 3 of the bedrooms have beautiful vistas on the hills of Livorno.
- 6 bathrooms of which one with Jacuzzi.
- The Tavern boasts a cozy fireplace in the billiard room with separate kitchen, dining room, bathroom, and study/bedroom.
- Gym room with ample space for many instruments for fitness and work-out.
- Tennis court with floodlight
- Swimming pool with solarium
- Automatic irrigation system in the garden.
- Two carports with place for 3 – 4 cars
- Security System for the whole property
- Heating: Mains, Methane, Solar panels (6 KW)
- Easy and straightforward maintenance

Key distances (approx.):

- Lucca: 40km/24.9mi
- Torre del Lago (opera festival): 45km/28mi
- Versilian Riviera, with shopping and famous Wednesday market: 53km/33mi
- Carrara marble quarries: 84km/52.5mi
- Pisa: 20km/12.4mi
- Florence: 83km/51.5mi
- Siena: 123km/76.5mi
- Cinque Terre: 137km/85mi
- Closest airport (Pisa): 20km/12.5mi
- Closest rail station (Livorno): 12km/7.7mi
- Nearest shop/bar – 0.3km /0.18mi

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

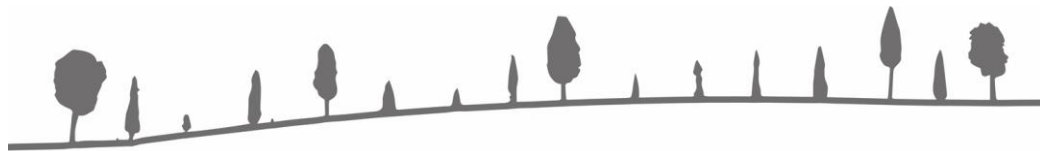
- "Imposta di registro" - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient 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.



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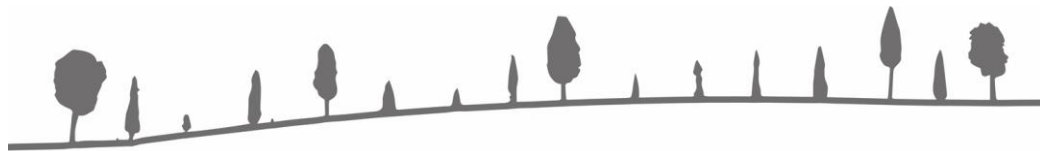
PICTURES OF VILLA BETTA





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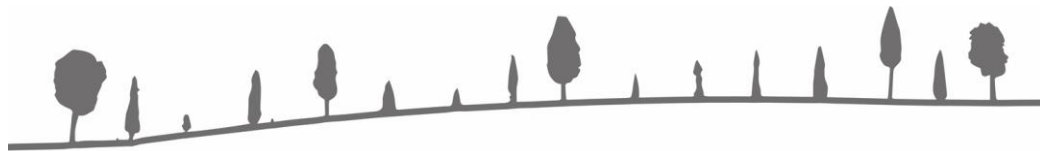
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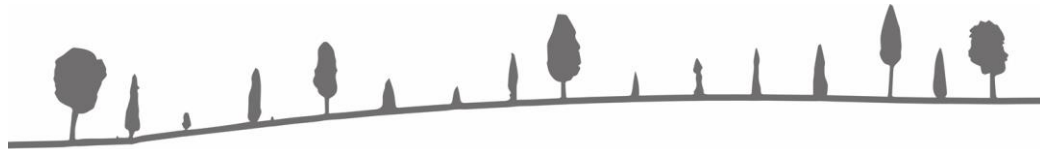


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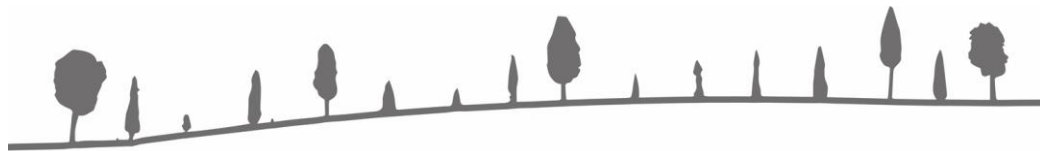
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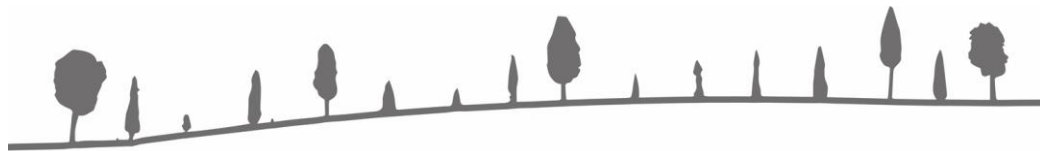


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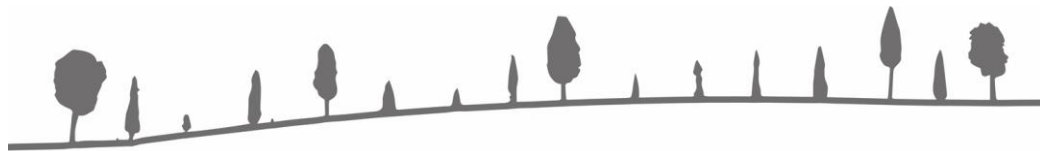
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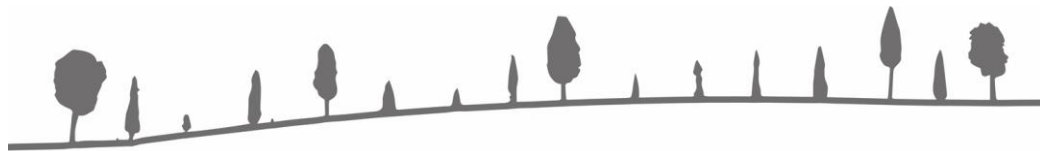
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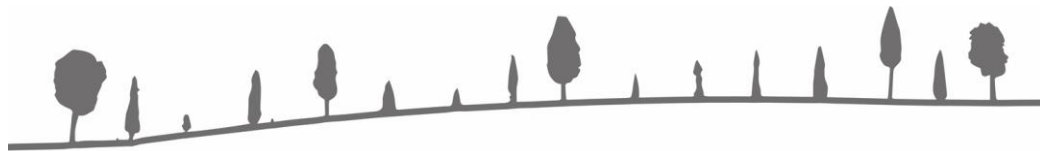
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