

Paradise in Tuscany



H I G H L I G H T S
V I L L A B O R G O
(L u c c a , I t a l y)

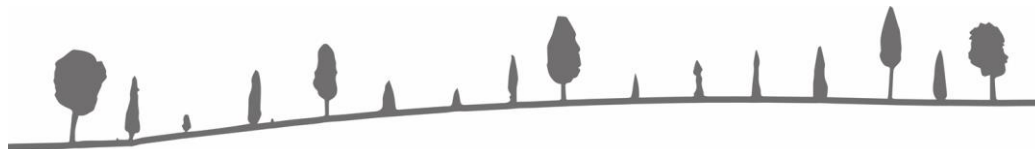
Charming villa near Lucca – Privacy, Fantastic vistas, and yet very close to a borgo with all facilities

Guide Price €800.000 without furniture
The furniture is available by negotiation

Built in the 1900's
Refurbished in 1995
Lot size: 8000 sqm / 2 ac

Living space: 250 sqm / 2690 sqf
Rooms: 10 / Bedrooms: 5
Bathrooms: 3

Floors: 3
Potential for rental incomes
Swimming pool 11x5.5mt



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VILLA BORGO

Highlights

Ancient farmhouse skillfully restored and beautifully located near a village with all services, this property offers privacy, nice vistas, and exposure to the Mediterranean sun most of the day. Lucca can be reached by car in just 20 minutes, and the Borgo with all the services and facilities is only a few hundred meters away.

Villa Borgo is completely fenced and includes some 8000 sqm of terraced land with about 100 ancient fruit trees cultivated in espalier with drip system, vegetable garden, olive grove with 48 plants producing a very good extra-virgin olive oil, and a private well with wide reach.

The house is built over three floors and comprises:

- **Ground floor:** entrance, large living room, kitchen, dining room with fireplace, large laundry room and technical room and toilet.
- **First floor:** three bedrooms, a study, bathroom, and terrace.
- **Second floor:** large attic with independent entrance, composed of: entrance hall, kitchen of approx. 30sqm, two double bedrooms, a bathroom,

Other features of the property are:

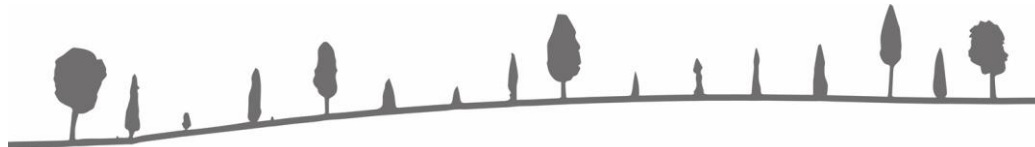
- Annex for woodshed use, storage room and oven of approx. 60sqm,
- Swimming pool – size 11 x 5.50mt,
- Solar thermal system with storage, photovoltaic system of 3.36 kw.
- Heating system: Electricity, LNG, solar, wood stove
- Good potential for rental incomes

More information

Lucca is a very pleasant and friendly town that despite being discovered more and more by tourists, retains an **authentically Tuscan feel**. Lucca is small enough, and far **less busy** than Florence and Siena even in high season. The city walls provide a **green space** to ride a bike, jog or walk, and it's always a pleasure to take a rest from sightseeing.

With easy access to the local artisan markets and sights of Lucca. Every third weekend in a month, Lucca boasts a large Antique Market, and the Centro Storico becomes what it once was in Medieval times. Other Tuscan cities have similar markets, but the one in Lucca is among the most popular ones.

Enjoy a traditional Mediterranean lifestyle – where time comes and not just flies away; or relish the art of good eating in Tuscany, the paradise of Italy. The Truffle Festival in San Miniato – just to mention one popular event - takes place every year in the first three weekends of November. San Miniato lies halfway between Pisa and Florence and it's just 40 minutes' drive from Lucca.



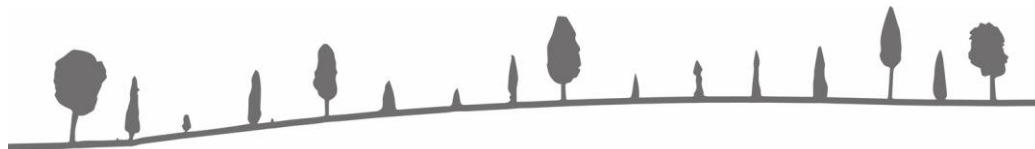
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Key distances (approx.):

- Lucca: 18km/11mi
- Florence: 77km/48mi
- Siena: 141km/88mi
- Pisa Airport: 35km/22mi
- Firenze Airport: 69km/43mi
- Cinque terre: 119km/74mi
- Versilia: 43km/26.7mi
- Golf course in Tirrenia (Pisa): 49km/30mi
- Nearest shop/bar – 0,2km /0.12mi

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

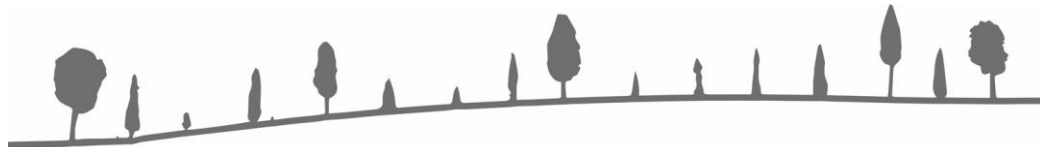
- "Imposta di registro" - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient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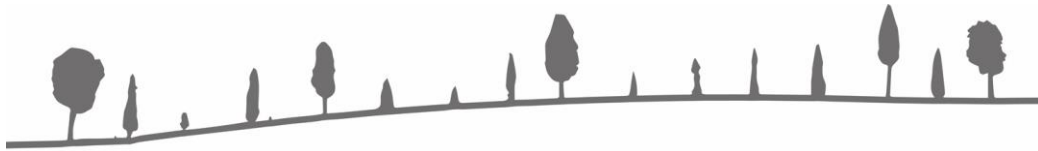
PICTURES OF VILLA BORGO





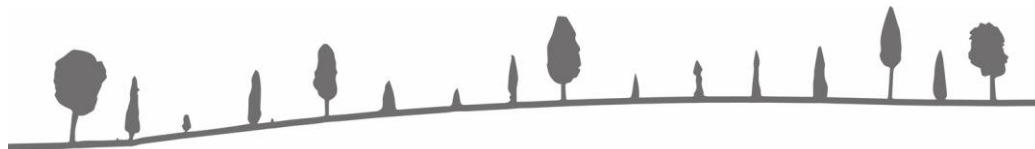
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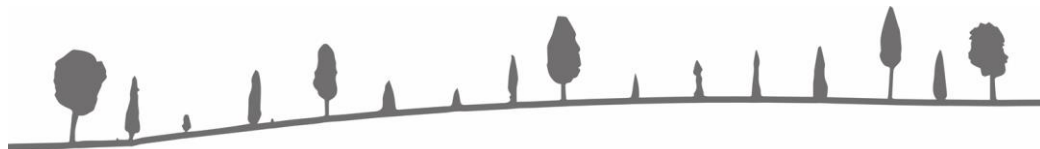
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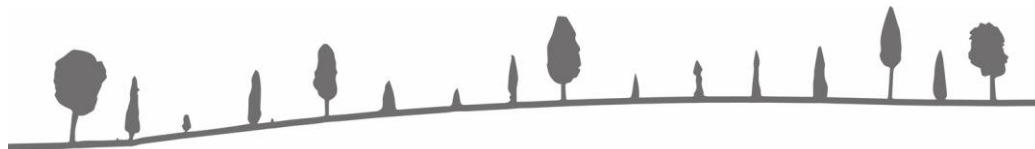
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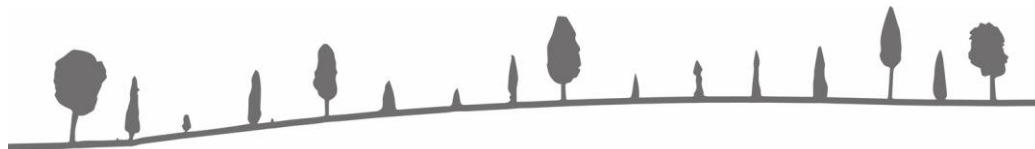
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ParadiseinTuscany AS – Urbakken 26, N 4950 – RISØR (Norway) www.paradiseintuscany.com
Contact: Fabio Manzetti Tel. +47 9057 2159 / +39 320 830 7054 / fm@paradiseintuscany.com



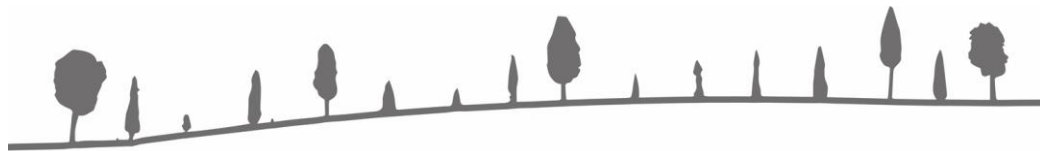
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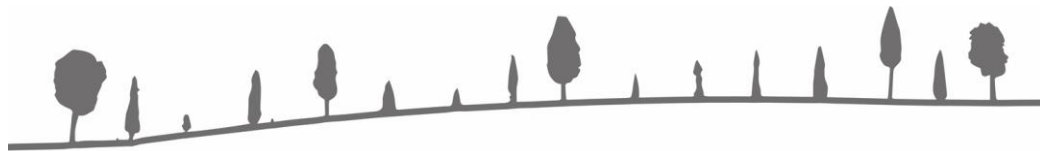
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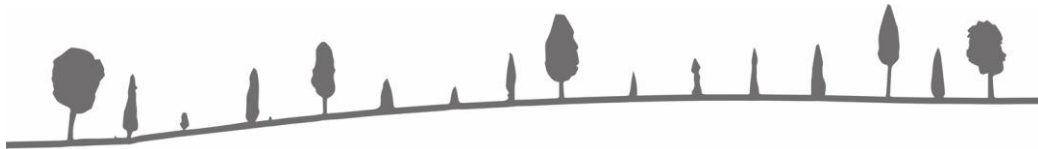
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