

Paradise in Tuscany



H I G H L I G H T S
V I L L A C I T T A D I N A
(L u c c a , I t a l y)

Amazing villa in Liberty Style just a few hundred meters from the walls of the magic town of Lucca

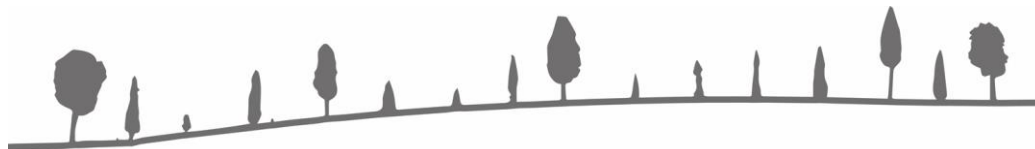
Guide Price €950.000 without furniture
Furniture is available by negotiation

Built in 1900's. Refurbished in 1980's – Very well kept
Lot size: 1000 sqm / 0.5 ac

Living space: 590 sqm / 2045 sqf
Rooms: 20 / Floors: 4
Bedrooms:4 / Bathrooms: 4

Kitchen: 2 / Laundry: 2
Garage 102 sqm/ with flat roof of 60 sqm

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VILLA CITTADINA

Highlights

In the district of Sant `Anna, a few hundred meters from the walls of Lucca, lies a splendid early 1900s villa well maintained and with large indoor and outdoor spaces.

The Villa is architecturally built in Liberty Style and develops on four levels, including an independent annex of approx. 100 that can be utilized as a garage or converted into guesthouse.

- One enters the villa through a beautiful porch, into a large living area with 4 living rooms, kitchen, and bathroom.
- The internal staircase in Carrara marble leads to the first floor consisting of a large hallway for access to 4 bedrooms and three bathrooms.
- On the top floor one can enjoy the beauty and advantages of a large attic.

From the living area on the mezzanine floor one can enter the basement, consisting of 6 multipurpose rooms with windows and with a height of about 2 meters; the basement is also accessible from the outside.

Mains: Electricity and Methane gas

The villa is in perfect condition and the garden professionally well-kept.

More information

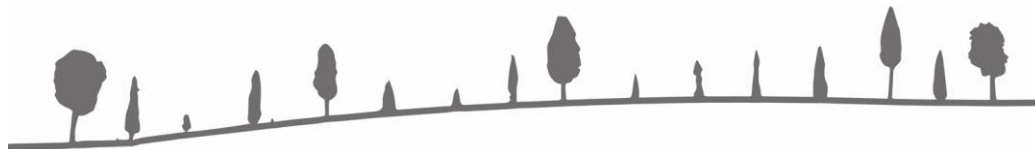
According to Wikipedia, **Liberty style** was the Italian variant of Art Nouveau, which flourished between about 1890 and 1914. It was also sometimes known as *stile floreale*, *arte nuova*, or *stile moderno*. It took its name from Arthur Lasenby Liberty and the store he founded in 1874 in London, Liberty Department Store, which specialized in importing ornaments, textiles and art objects from Japan and the Far East. The major event of the style was the 1902 Turin International Exposition, which featured by works of both Italian designers and other Art Nouveau designers from around Europe.

Liberty style was especially popular in large cities outside of Rome which were eager to establish a distinct cultural identity, particularly Milan, Palermo and Turin, the city where the first major exposition of the style in Italy was held.

Liberty style, like other versions of Art Nouveau, had the ambition of turning ordinary objects, such as chairs and windows, into works of art. Unlike the French and Belgian Art Nouveau, based primarily on nature, Liberty style was more strongly influenced by the Baroque style, with very lavish ornament and colour, both on the interior and exterior.

Key distances (approx.):

- Torre del Lago (opera festival): 28km/17.4mi
- Carrara marble quarries: 59km/36.7mi
- Pisa (closest airport): 29km/18mi
- Florence: 79km/49mi

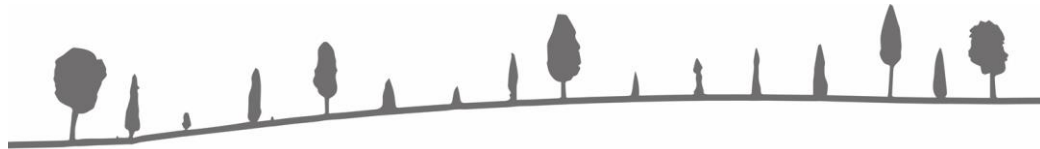


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- Siena: 125km/78mi
- Cinque Terre: 103km/64mi
- Nearest shop/bar – 0,3km /0.2mi

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

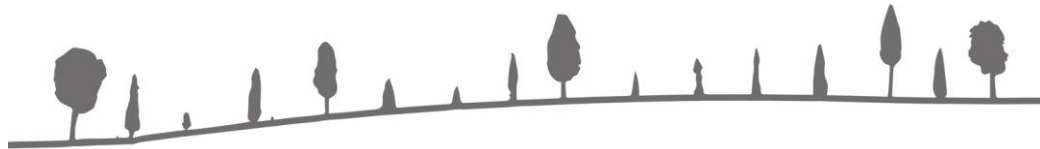
- “Imposta di registro” - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient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



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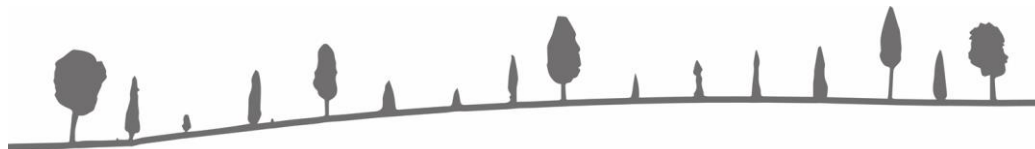
PICTURES OF VILLA CITTADINA





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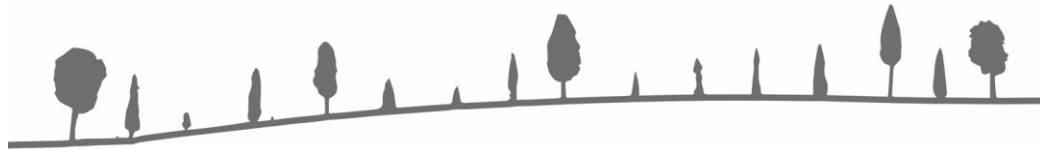
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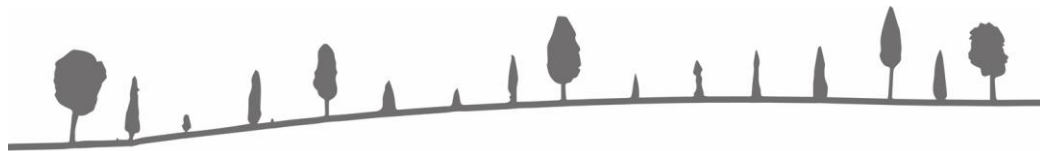
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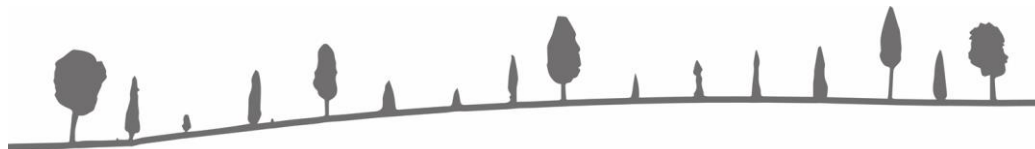


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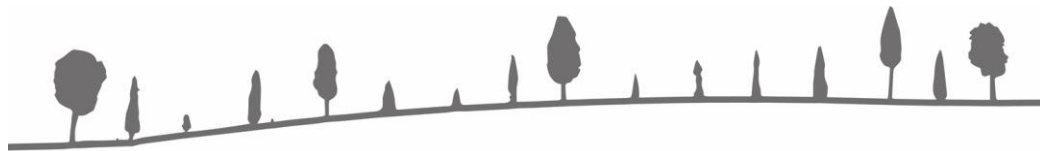
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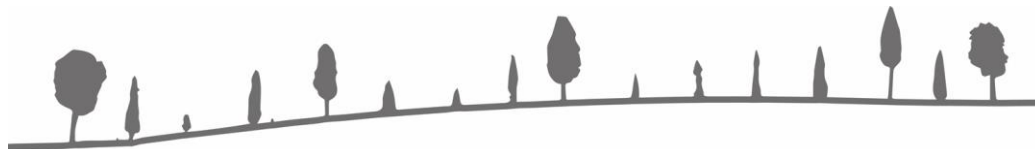
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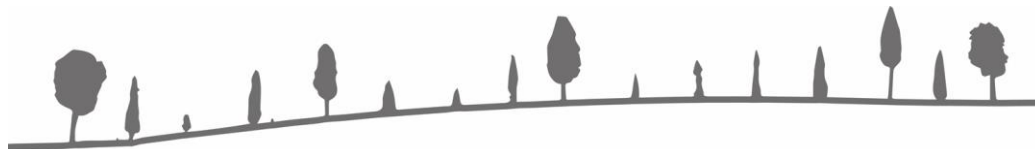
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