

Paradise in Tuscany

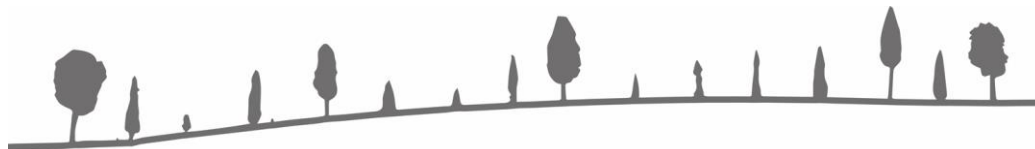


## HIGHLIGHTS VILLA ELISABETH (Lucca, Italy)

*Elegant property with professionally decorated features 10 min. drive from Lucca*

**Guide price: € 1 950 000 without furniture**  
**The furniture is available by negotiation**

Built in late 18th-century Refurbished in 2014 Lot size: 5.162 ha / 12.76 ac	Main villa: 352 sqm / 3789 sqf Rooms: 10 / Bedrooms:7 Bathrooms: 8	Floors: 3 Other buildings: 2 x 258sqm / 2 x 2777 Swimming pool: 5 x 10 mt
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## VILLA ELISABETH

### Highlights

- Beautiful Villa from the 18<sup>th</sup> century plus separate farm building and tensile structure. High quality throughout.
- Can be used for hosting major events.
- Swimming pool.
- Only 10 minutes by car from the center of Lucca, and yet harmoniously placed among the olive trees in one of the best areas of the hills surrounding Lucca.
- The villa is set out over 3 floors with a total area of 352 sqm / 3789 sqf. It can be sold furnished.
- The side building and fixed Marquee structure cover an area of 258 sqm / 2777 sqf each.
- Open parking place on the back of the villa
- Heating system: Gas / Mains gas

### *More information*

## Main Villa

### Ground floor:

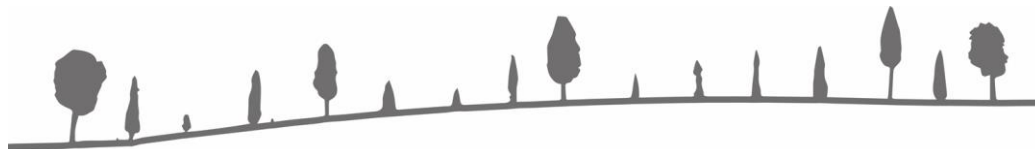
- Main entrance with wardrobe, bathroom and 4 restrooms – area: 19,4 sqm / 208 sqf
- Service entrance connected to one of the 2 kitchens and storage room
- Spacious living room with large working fireplace – area: 86,3 sqm / 929 sqf
- Separate dining room - area: 16,44 sqm / 177 sqf
- Two kitchens of approx 16 sqm / 172 sqf each
- Storage room – area: 134 sqf

### Second floor:

- Large hall / Living room with frescoes – area: 42,49 sqm / 457 sqf
- Studio - area: 21,67 sqm / 233 sqf
- 4 Bedrooms, 2 of each side of the floor – areas respectively 18,4, 17,2, 16 and 15,45 sqm / 198, 185, 172 and 166 sqf.
- 2 bathrooms, one of each side of the floor.
- Spacious terrace – area 49,94 sqm / 537.5 sqf.

### Third floor:

- Spacious living room – area: 35 sqm / 377 sqf
- 3 bedrooms – areas respectively 18,5, 18,4 and 14 sqm / 199, 198 and 150 sqf.
- 2 bathrooms of approx. 5 sqm / 54 sqf each
- Kitchen – area: 12,54 sqm / 135 sqf.



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### **Grounds:**

- Beautiful large swimming pool 5 x 10 mt. / 16.4 x 32.8 ft.
- BBQ and outdoor pizza oven
- Separate wood-burning oven
- Tables for al fresco dining

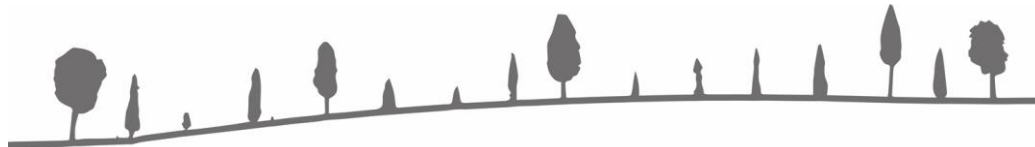
Thanks to its central location between Lucca and Pisa and its articulated structure, the Villa Elisabeth also lends itself to be utilized as a Bed & Breakfast. The present owner can be interested in renting (part of) the villa for his catering and event business.

### **Key distances (approx.):**

- Lucca: 5km/3.1mi
- Torre del Lago (opera festival): 29km/18mi
- Versilian Riviera, with shopping and famous Wednesday market: 29km/18mi
- Carrara marble quarries: 59km/36.5mi
- Pisa: 13km/8mi
- Florence: 73km/45.5mi
- Siena: 123km/76.5mi
- Cinque Terre: 87km/54mi
- Closest airport (Pisa): 20km/12.5mi
- Closest rail station (Lucca): 5km/3.1mi Nearest shop/bar – 4km

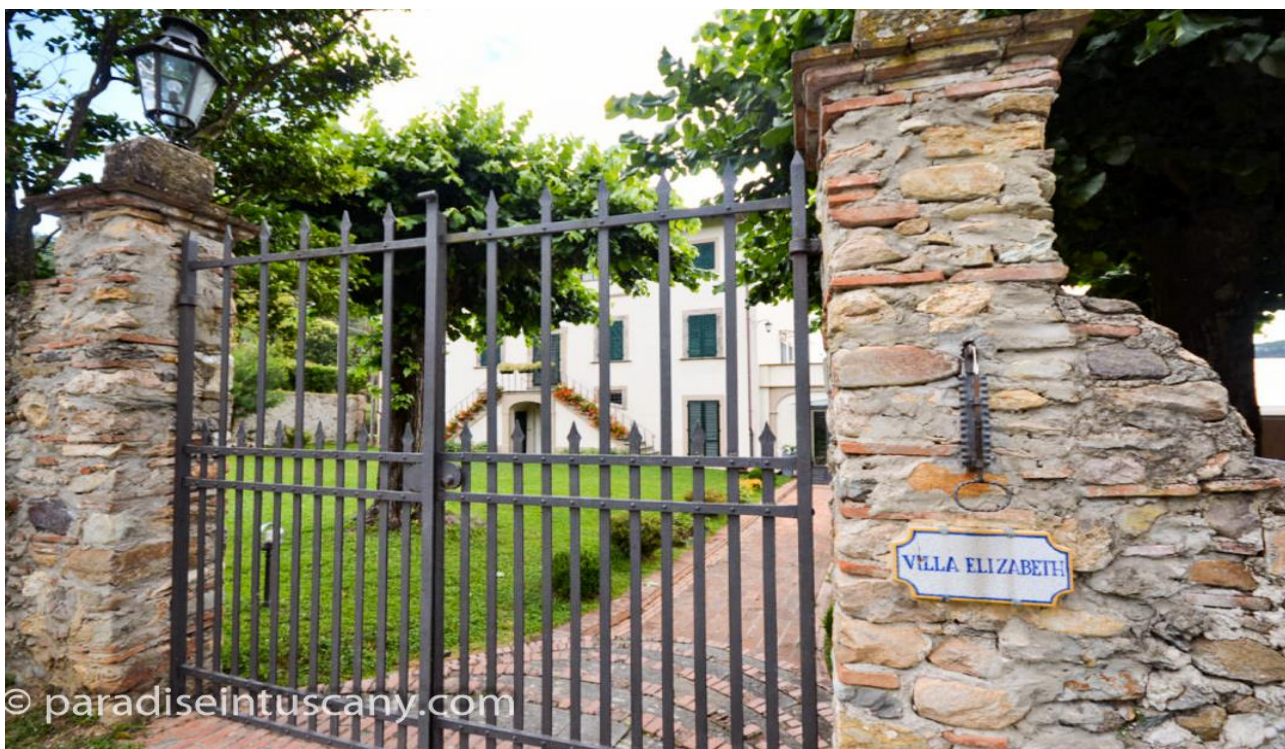
### **Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)**

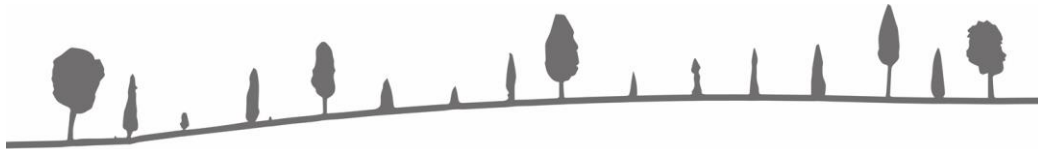
- “Imposta di registro” - Purchase tax:
  - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
  - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a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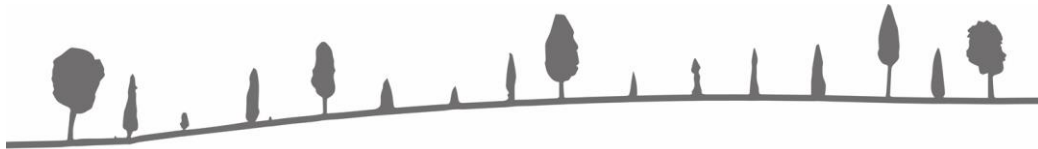
## PICTURES OF VILLA ELISABETH





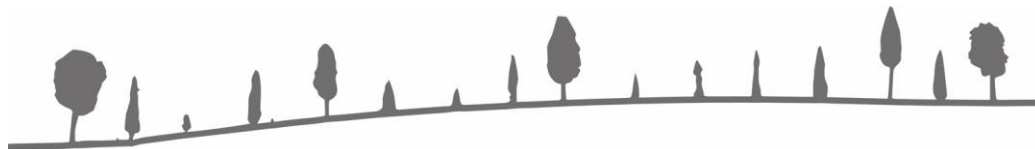
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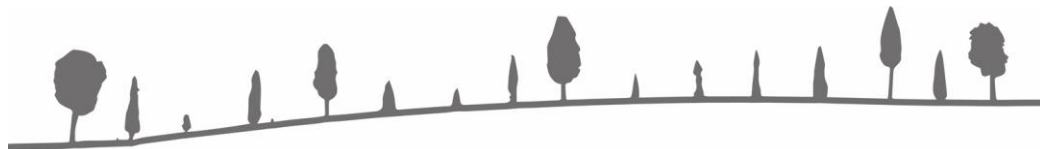






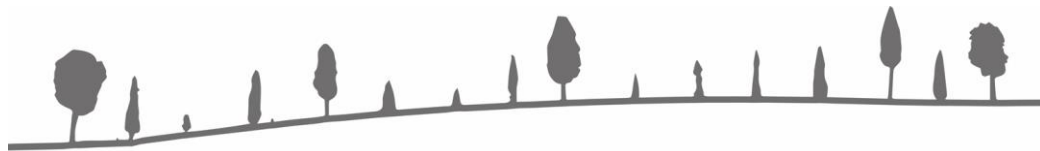
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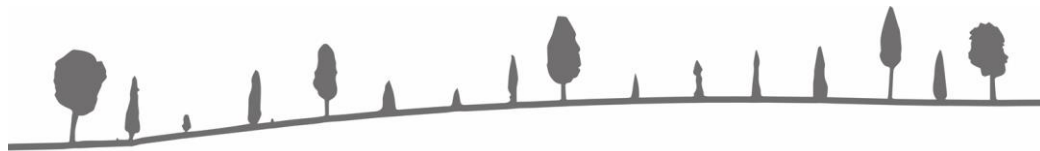
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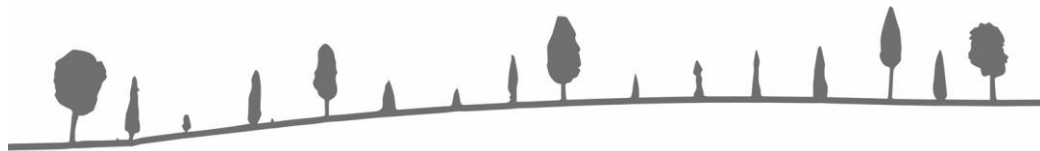
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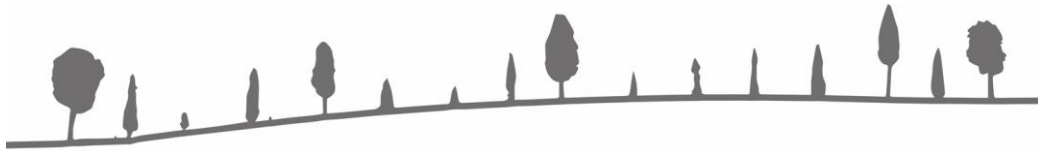
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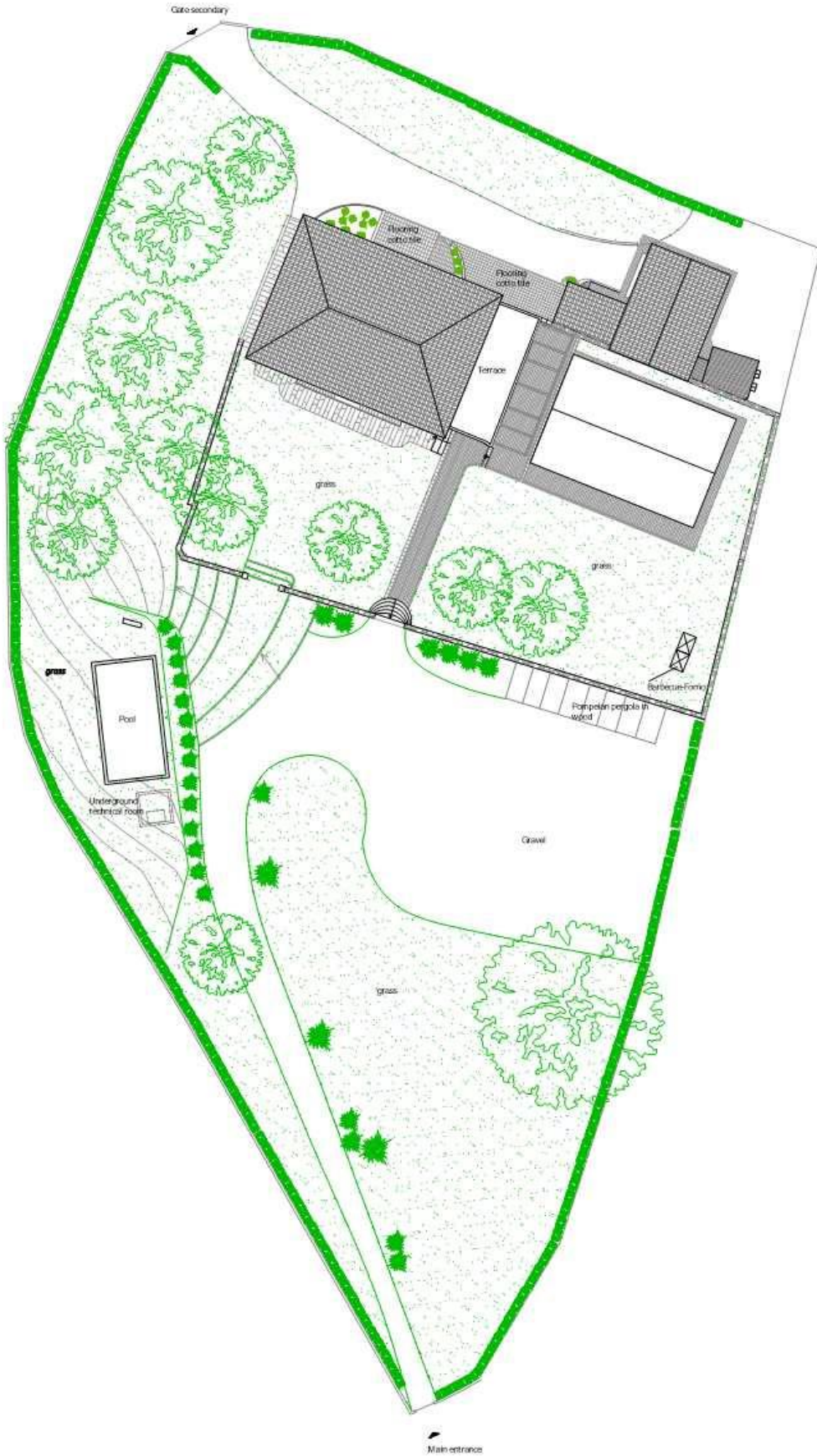


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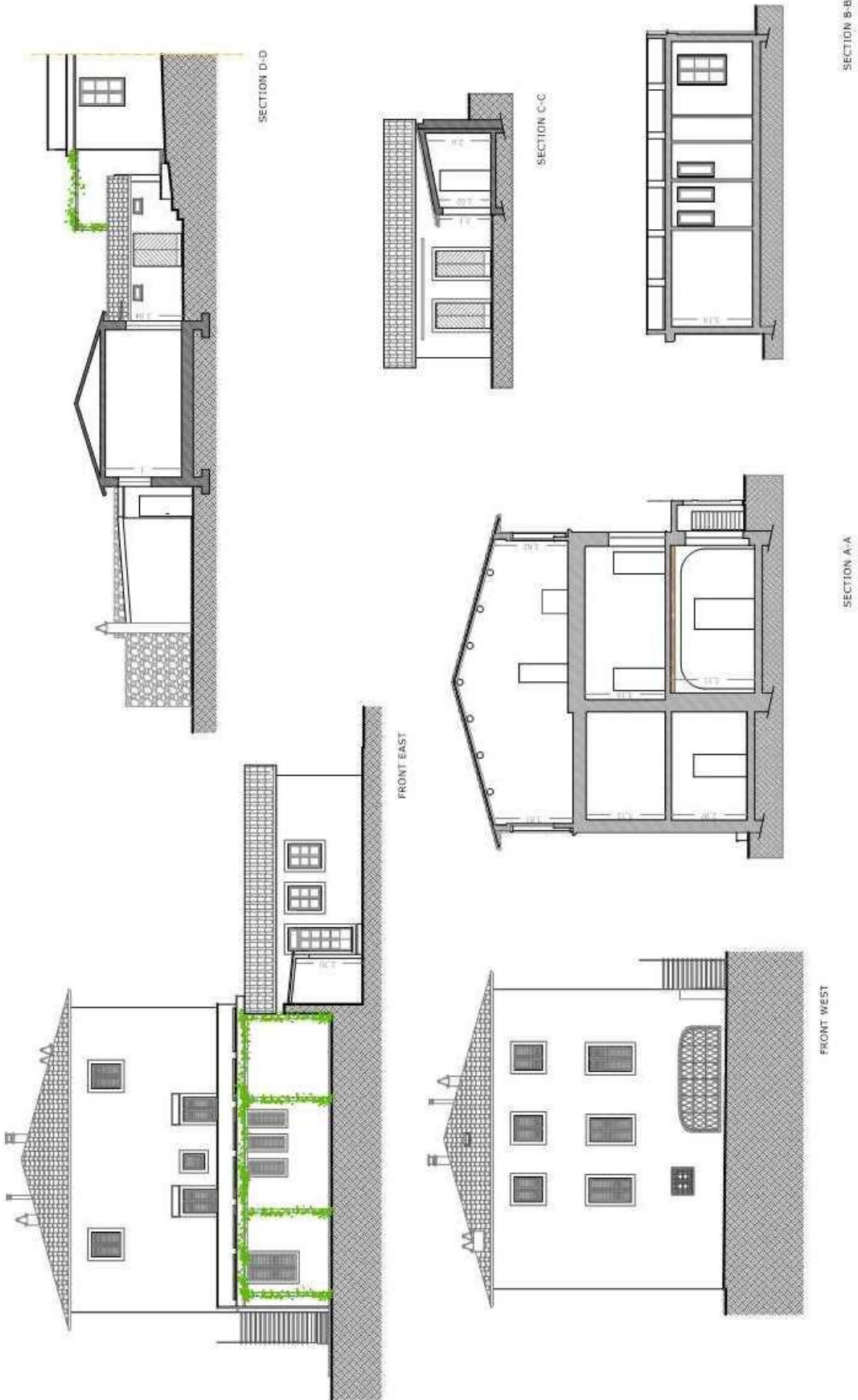
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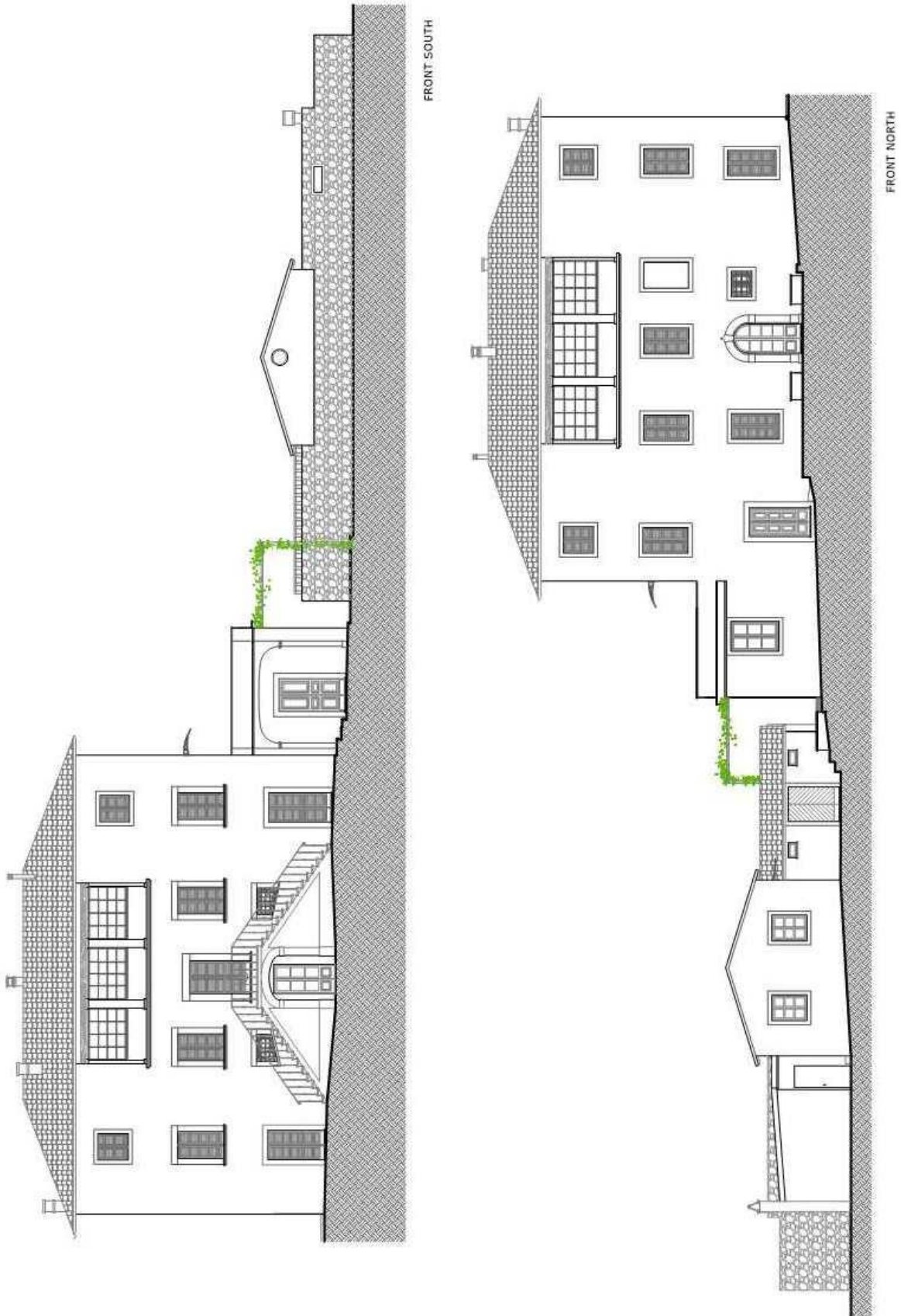


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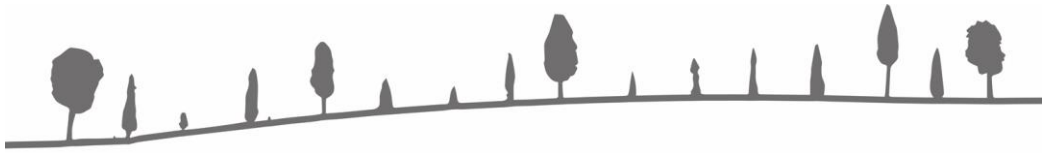




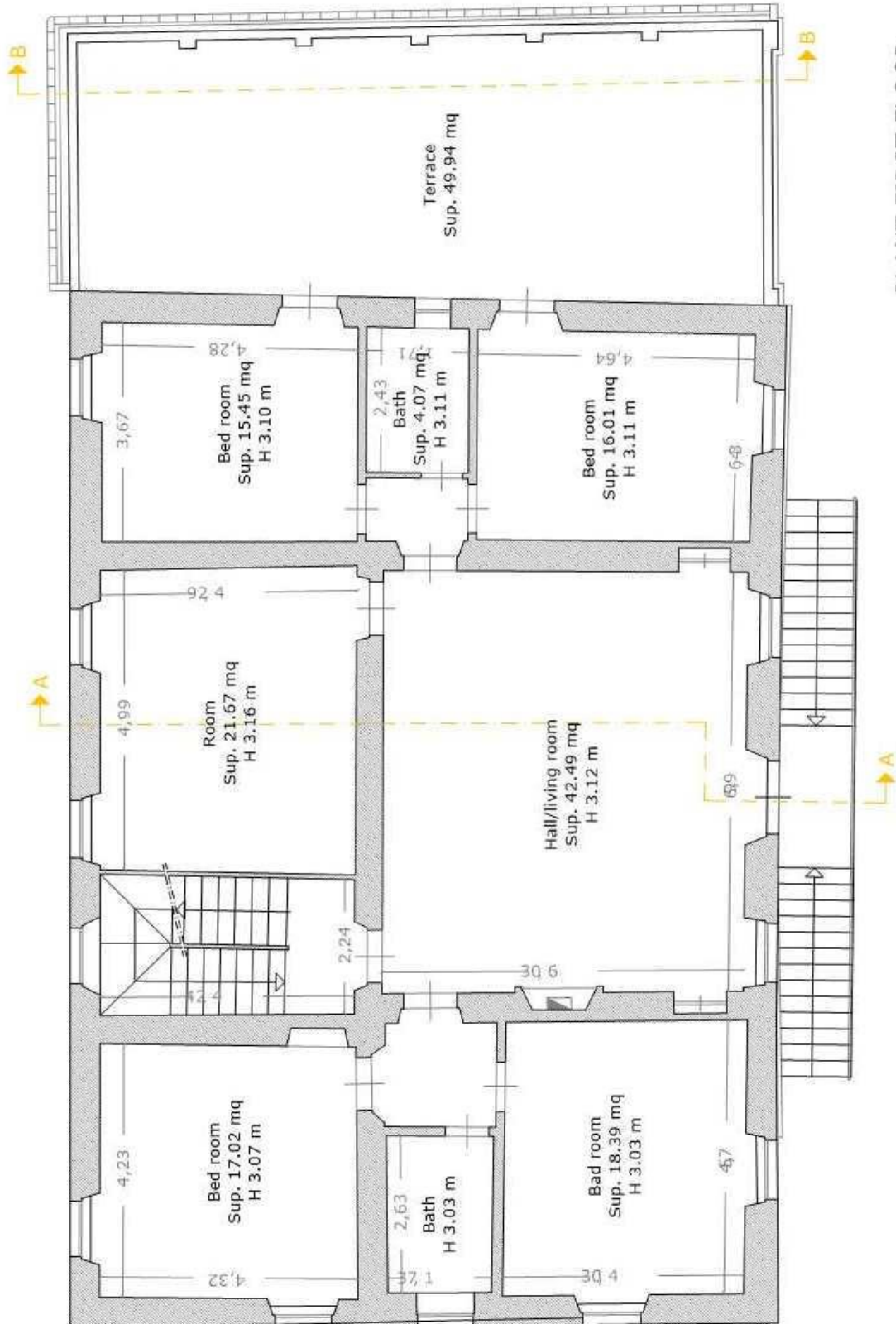
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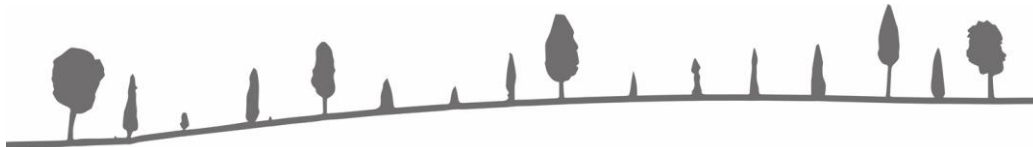




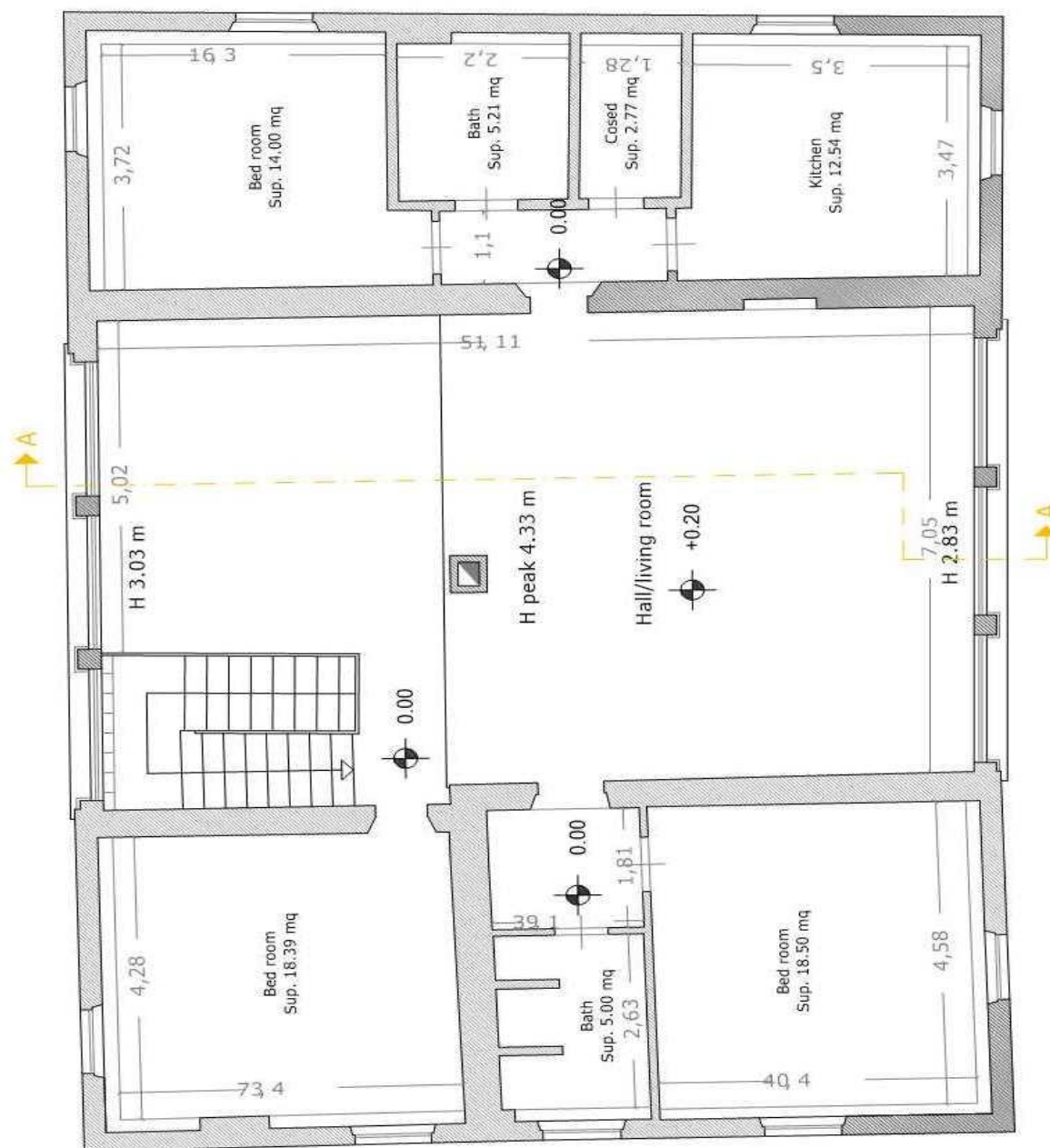
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PLANT FIRST FLOOR



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Second floor