



Paradise in Tuscany



## HIGHLIGHTS VILLA HARMONY (Lucca - Italy)

*A rare gem of 17<sup>th</sup> century architecture, beautifully restored and fully gated. Villa Harmony has the perfect location and is protected by lush vegetation in a small village just 10 minutes' drive to downtown Lucca.*

**Guide price: € 2 500 000 without furniture  
The furniture is available through negotiation.**

Built in early 1600.  
Refurbished in 1973  
Lot size: 16.8ha / 41.5 ac  
About 800 olive trees in full production

Main Villa: 777 sqm / 8363 sqf  
Floors: 3 / Rooms: 30  
incl. cellar and loft  
Bedrooms: 4 / Bathrooms: 4

Farmer House: 284 sqm / 3057 sqf.  
Floors: 2 / Rooms 9  
Bedrooms 4 / Bathrooms: 2



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## VILLA HARMONY

### Highlights

- Historic villa - originally built in early 1600, fully restored in 1973 and very well maintained throughout the years. The villa is currently inhabited by the owner – who is the third one since the villa was built.
- Villa Harmony has the typical features of the medieval noble villas in Lucca:
  - The main entrance with external double ramp staircase
  - The entrance for the service personnel just under the main entrance
  - The raised noble floor with the distribution of the rooms around the central hall.
  - The large portico
- There are several gardens around the villa and all of them are gated:
  - Toward the hill with a perfect Feng shui location, the garden is adorned by one of the most beautiful and best-preserved nymphaea in Lucca.
  - On the opposite side, facing the main entrance to the house we find a well-kept garden with a large centrally placed fountain.
  - On the North side of the villa, there is ample space for both a vegetable garden, a swimming pool and a relax area.
  - On the South side of the villa, towards the entrance to the Farmer house, we find a garden with many flowers, magnolia trees.
- On the North side of the central hall, we find the living area consisting of an office, dining room, kitchen, and study/library. On the South side there are three bedrooms: one double with a suite, two singles, two bathrooms and a walk-in closet.
- On the second floor there is a double bedroom with bathroom, a dressing room, and a study, with additional space available for more rooms in the loft which are still to be refurbished.
- The basement of the villa is divided between some service rooms, cellar and laundry/ironing room, but it also boasts a charming and fully functional kitchen perfect for gourmet convivial evenings.
- The Farmer house is close to the villa but has two separate entrances. It has been inhabited until the early 2000s and needs some restoration. Close to the Farmer house there are also two outbuildings for about 120 sqm, including a garage.
- This property is ideal both for those who are seeking harmonious living in the green of the countryside and yet very close to the unique town of Lucca – a town that offers a vast array of cultural and outdoor activities. The Farmer House can represent a valuable investment bringing in sizeable rental incomes.



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### More information

*"You who pass by, drink the healthy water brought here for public utility at the expense of Francesco Busdraghi".*

This inscription, placed above one of the two basins on either side of the gate, welcomes visitors to the villa, built in the first half of the seventeenth century by the Busdraghi family next to the parish church of Vorno. In fact, this area of Lucca was famous, and still is, for the presence of extremely pure waters and the freshness of the climate which, combined with its proximity to the city, made the town a dense settlement of villas between the fifteenth and nineteenth centuries.

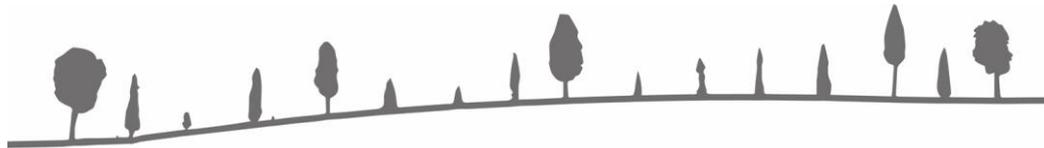
Although in the center of the village, the villa is protected by a stone lock which makes it almost secluded.

### **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 – 0,2 km

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

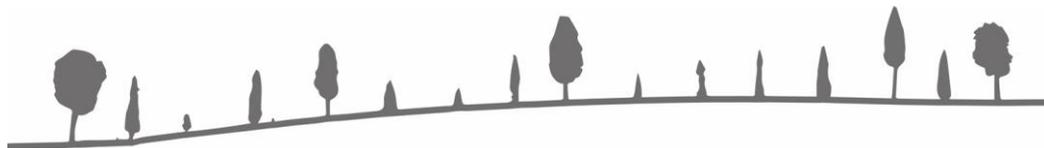
- "Imposta di registro" - Purchase tax:
  - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
  - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a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





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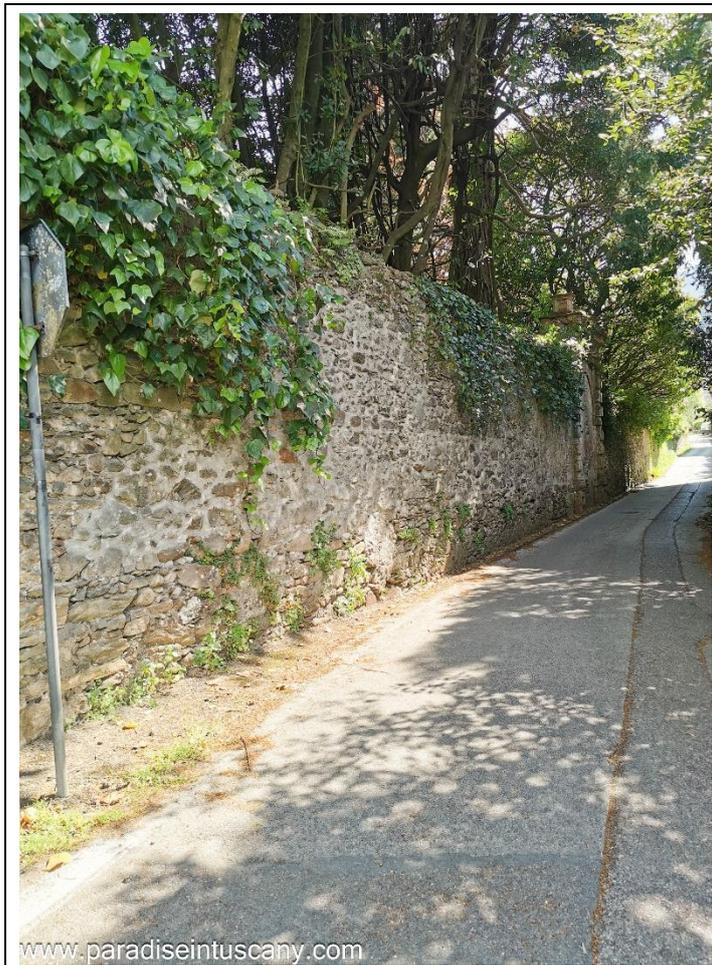
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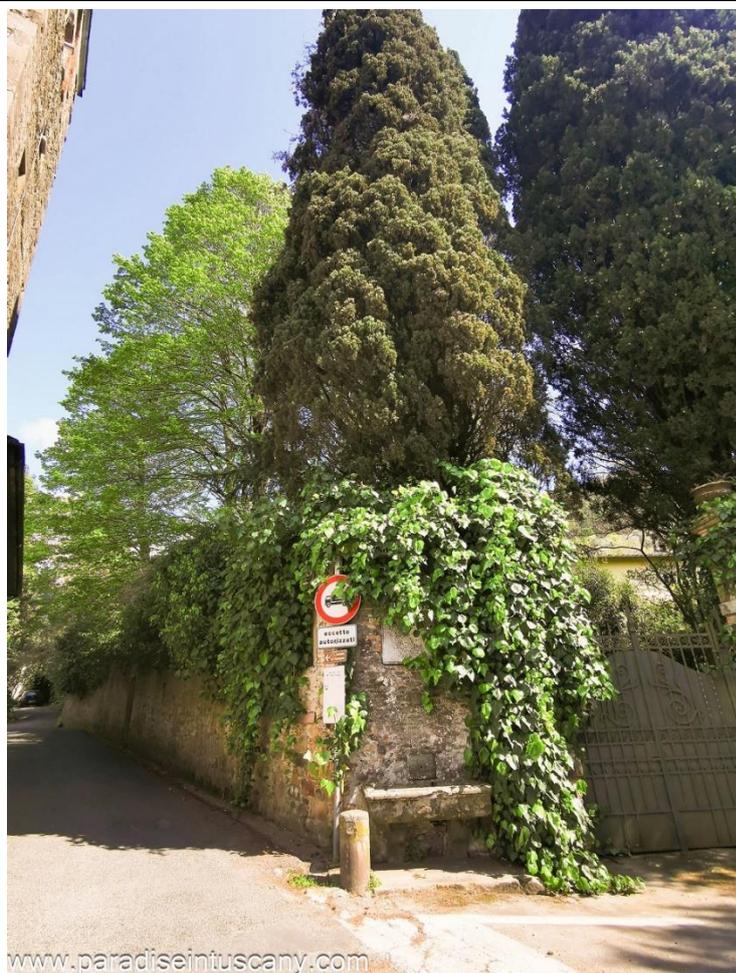
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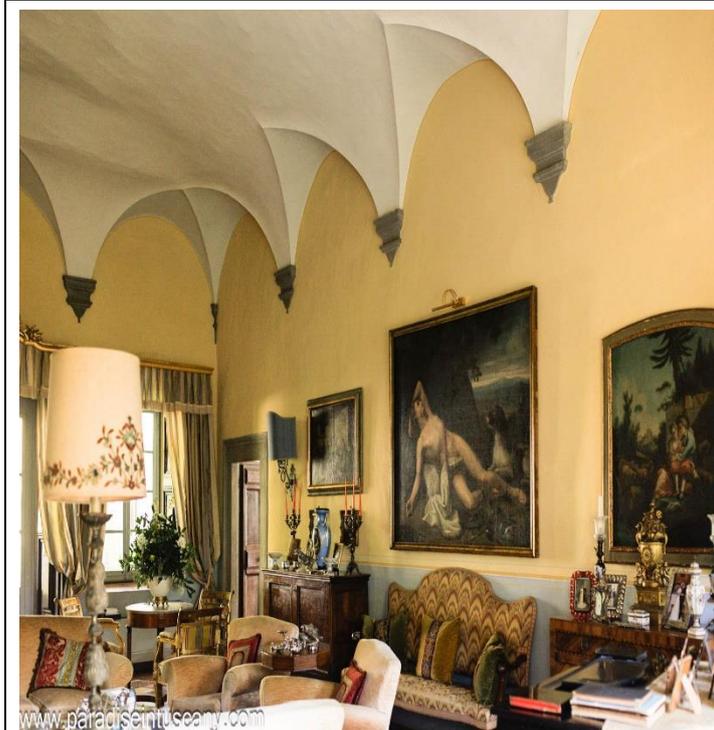
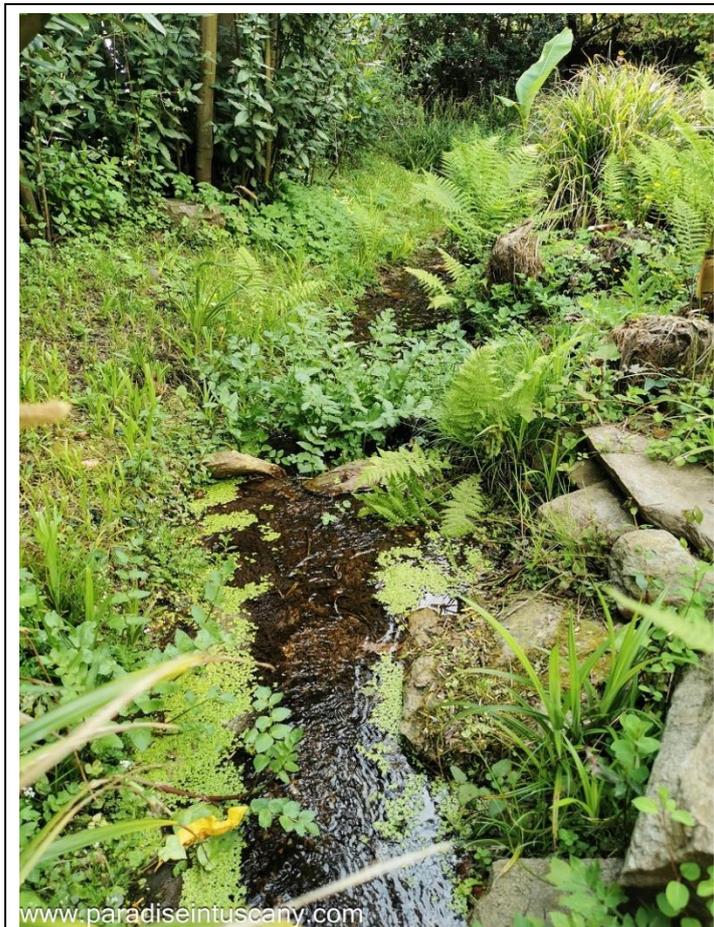
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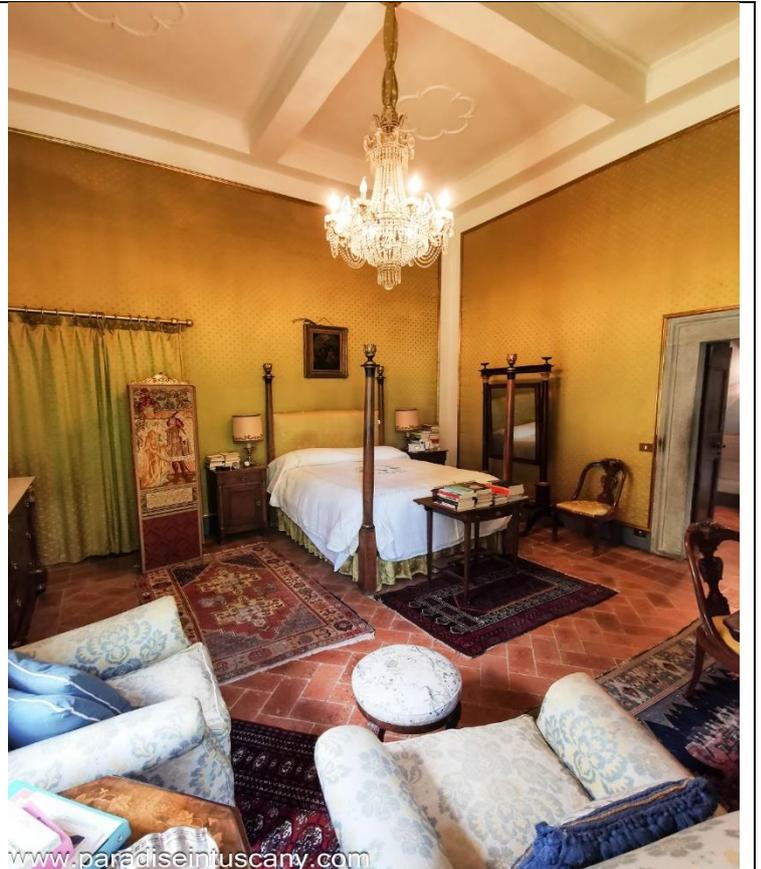


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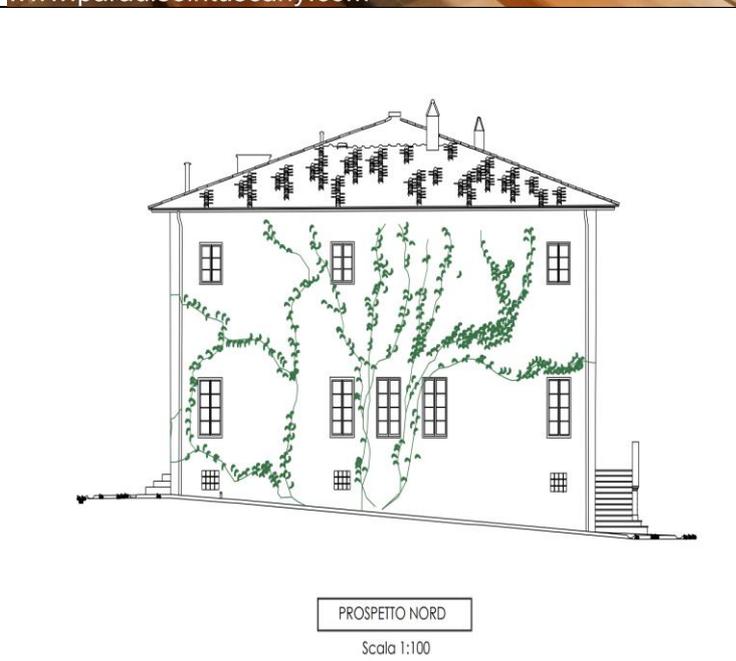
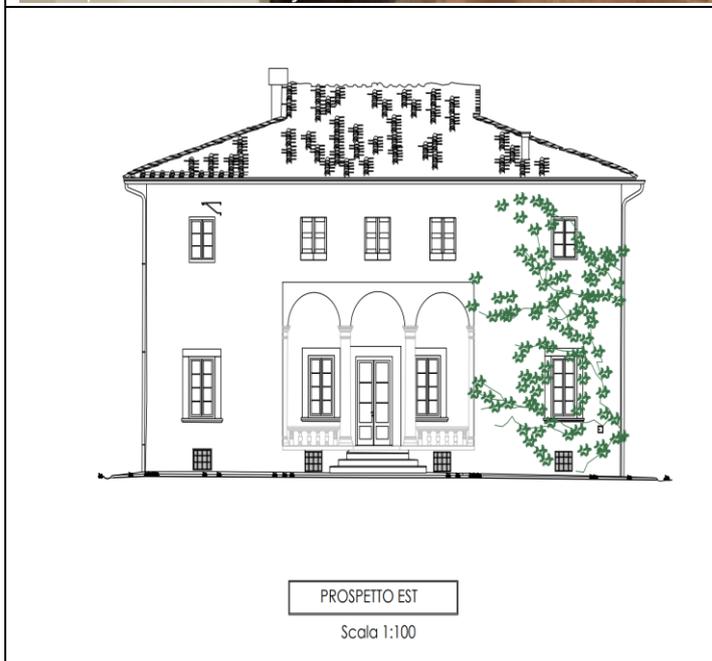


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