

Paradise in Tuscany



**HIGHLIGHTS  
VILLA ISOLA  
(Portovenere, Italy)**

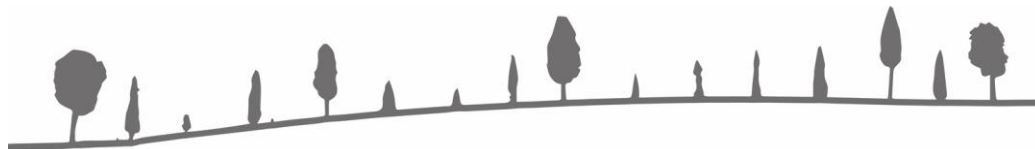
*Cozy villa with fantastic vistas on the Tyrrhenian Sea*

**Guide Price €1.200.000 including furniture**

Built in 2001 on the site of an old farmhouse of uncertain date  
Lot size: 2,1 ha / 5.19 ac

Living space: 90 sqm / 968 sqf  
Rooms: 5 / Bedrooms: 2  
Bathrooms: 2

Floors: 2  
Beautiful Mediterranean Garden  
About 300 olive trees on the plot



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## VILLA ISOLA

### Highlights

Villa Isola lies on an island off the coast of North Tuscany, is fully gated and immersed in 21000 sqm of land with both flowering trees, fruit trees, and 300 olive trees. A neighbouring cottage of about 30 sqm is part of the property.

The house is built on two levels, sold with furniture, and composed of:

- Ground floor with main entrance, 2 bedrooms (one of which with direct access to the garden) and bathroom.
- First floor with large living room, fully equipped open kitchen, and bathroom.
- Nice garden with pergola, benches with wooden table and brick oven.
- Heating system: A/C, Electricity, and LPG.

The property has two entrances: one directly from the beach and the other with paved road leading to the gate. From the gate, one reaches Villa Isola on a dirt path about 150mt long. It is possible to bring a vehicle to the island.

The Municipality is working on connecting the island to the public methane gas network. Today, LPG is the used source of gas for cooking and heating.

A floating dock with a mooring for vessels up to 10mt /33ft belongs to this beautiful property and is located just in front of the entrance from the beach.

Water is supplied by the municipal aqueduct and with excellent pressure  
The sewage system is being completed by the municipality; today the property has a septic tank with dispersion in the ground.

Ferries operate all year round and make the journey in ten minutes

### *More information*

**Porto Venere** is a town located on the Ligurian coast of Italy in the province of La Spezia. It comprises the three villages of Fezzano, Le Grazie and Porto Venere, and the three islands of Palmaria , Tino and Tinetto. In 1997 Porto Venere and the villages of CinqueTerre were designated by UNESCO as a [World Heritage Site](#).

The ancient *Portus Veneris* is believed to date back to at least the middle of the 1st century BC. It has been said that the name refers to a temple to the goddess Venus. In Roman times the city was essentially a fishing community.

The village lies at the southern end of a peninsula, breaking away from the jagged coastline of the Riviera di Levante and forming the western tip of the Gulf of La Spezia.

The beaches of the area are a tourist attraction.



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

- Lucca: 93km/57.8mi
- Torre del Lago (opera festival): 79km/49mi
- Versilian Riviera, with shopping and famous Wednesday market: 68km/42.3mi
- Carrara marble quarries: 56km/34.8mi
- Pisa: 92km/57.2mi
- Florence: 163km/101.3mi
- Siena: 228km/141.7mi
- Cinque Terre: 44km/27.5mi
- Closest airport (Pisa): 97km/60.3mi
- Nearest shop/bar – 0.5km /0.3mi

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

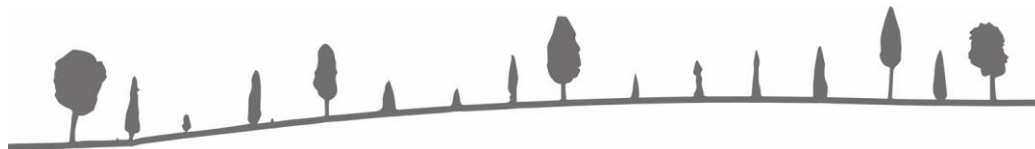
- "Imposta di registro" - Purchase tax:
  - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
  - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a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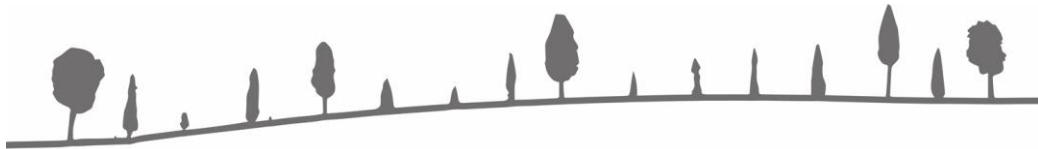
## PICTURES OF VILLA ISOLA





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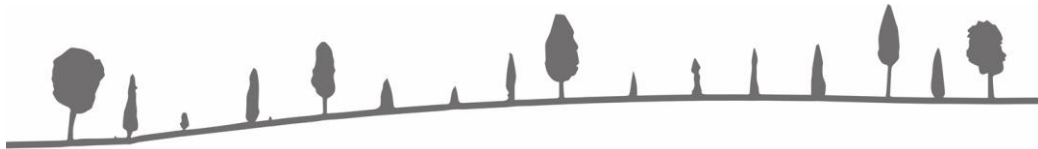


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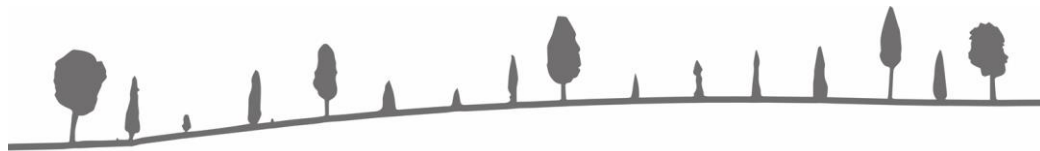




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