

Paradise in Tuscany



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H I G H L I G H T S

V I L L A L A R I M E M B R A N Z A

(L u c c a - I t a l y)

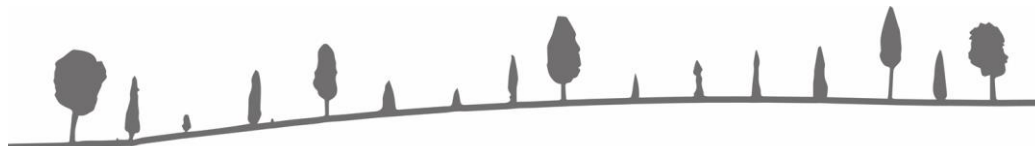
Tucked away on one of the most prime locations in Lucca, this 1000 sqm / 10,764 sq. ft home sits on approx. 7000 sqm / 1.8 acres of land. Privately gated with beautiful and well-kept garden, including 18 olive trees that give excellent extra-virgin olive oil enough for the yearly consumption of a big family, the architecture influenced by two famous Italian architects has been matched with clean, contemporary interiors.

New Guide price € 1.650.000 without furniture
Furniture is available by negotiation

Built in 1978
Renovated in early 1990's
Lot size: 0,7 ha. / 1.8 ac

Villa: 1000 sqm / 10,764 sq. ft
Garage: 100 sqm / 1,076 sq. ft
Greenhouse: 250 sqm / 2,690 sq.ft

Rooms: 24 / Bedrooms:6
Bathrooms: 8
Fully gated and total privacy



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VILLA LA RIMEMBRANZA

Highlights

- Luxury villa lavishly furnished and decorated, located in a prestigious area of Lucca, and yet quietly placed in the heart of a private park of about 6000 sqm / 64,583 sq.
- Villa La Rimembranza was designed in the 70's by the well-known architect G.Parenti from Lucca and later restructured in the 90's by another distinguished architect, Mr. S.Petti from Ischia and Rome.
- The villa has been created for being the comfortable and elegant residence of a family. Villa La Rimembranza serves also very well as prestigious residence of representation.
- The 6 bedrooms are larger than normal bedrooms and each with en-suite bathroom and walk-in closet.
- The living rooms – one on each floor – are spacious and with fireplace.
- Wide glass doors, overlooking different angles of the park, give light and brightness to the interiors.
- Carport for 5 cars and covered garage for 2 cars.
- Heating: Mains gas

More information

Villa La Rimembranza is set out as follows:

❖ **Ground floor:**

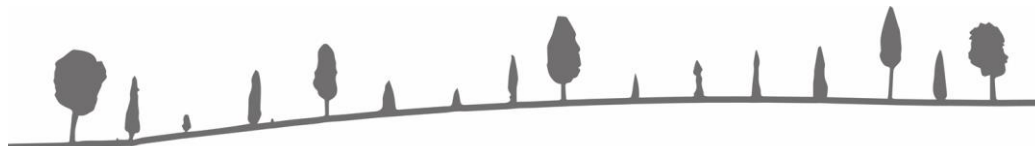
- Kitchen
- Lounge area of 115 sqm / 1,238 sq.ft. with various sections:
 - Bar
 - Play
 - Fireplace & living
- Bedroom with en-suite bathroom
- Laundry
- Wine and oil cellar
- Storage room of 40 sqm / 430 sq. ft.

❖ **First floor:**

- Kitchen
- Lounge area of 160 sqm / 1,722 sq. ft.
- Study
- 4 bedrooms with en-suite bathroom and walk-in closet
- Extra bathroom
- Storage room

❖ **Second floor:**

- Loft with:
 - Living room



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- Bedroom with en-suite bathroom and walk-in closet
- 2 storage rooms

The villa also has a 7sqm / 75.3 sq. ft. large bulletproof steel-plated room.

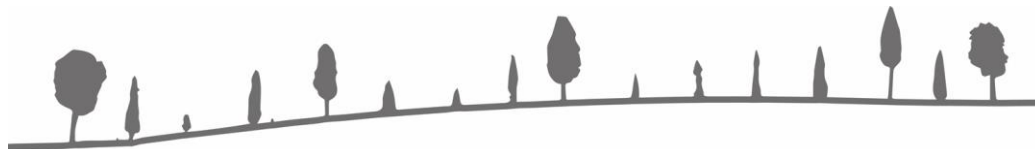
There is no swimming pool at the villa, but it would be easy, both technically and administratively, to build one – see below at page 16 for a possible solution on where to place it.

Key distances (approx.):

- Lucca: 3,6km/2.3mi
- Torre del Lago (opera festival): 31,6km/19.6mi
- Carrara marble quarries: 62km/38.5mi
- Pisa (closest airport): 22km/13.7mi
- Florence: 83km/51.6mi
- Siena: 146km/90.7mi
- Cinque Terre: 114km/70.8mi
- Nearest shop/bar – 1,1km /0.7mi

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 LA RIMEMBRANZA

The Westward front – The outdoor veranda



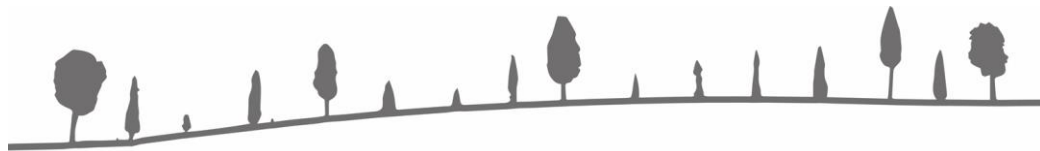
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The outdoor veranda seen from the North-east



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The main entrance



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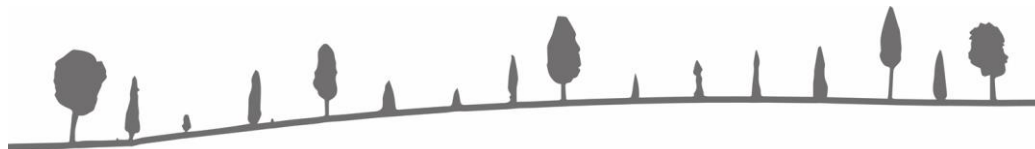
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The Carport with room for 5 cars



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The entrance and driveway



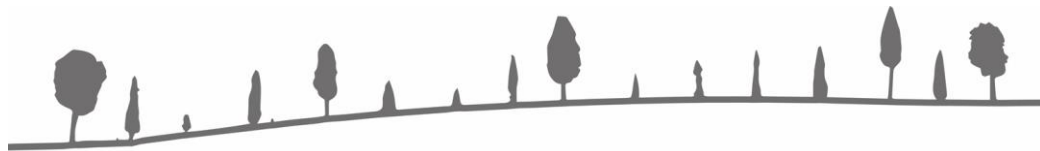
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The driveway



The outdoor veranda at the lower floor



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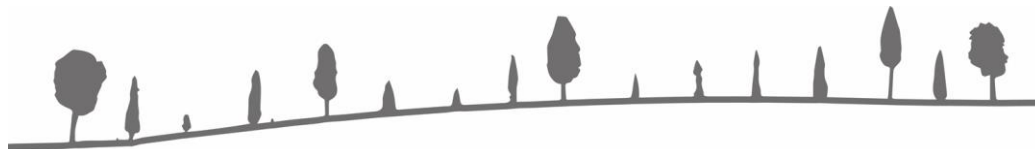


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A view of the garden



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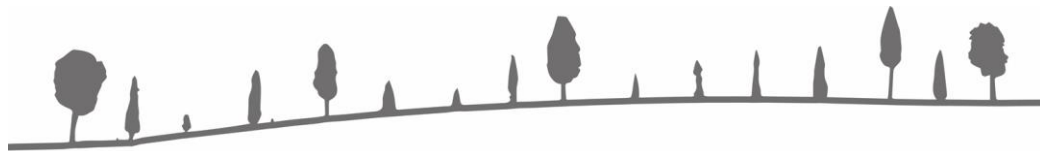
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The 160sqm/1,722 sq. ft main living room - 1



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The 160sqm/1,722 sq. ft main living room - 2



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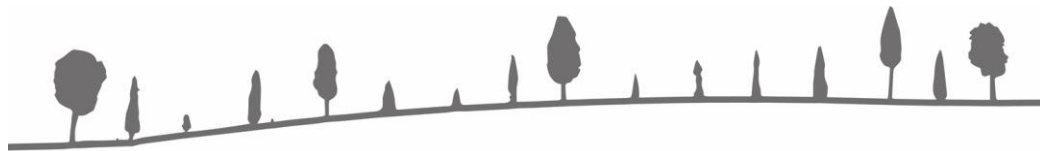
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The 160sqm/1,722 sq. ft main living room with the dining room in the background



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The 160sqm/1,722 sq. ft main living room – doors opening towards the West and the garden



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The 160sqm/1,722 sq. ft main living room with a sitting group by the fireplace



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The dining room



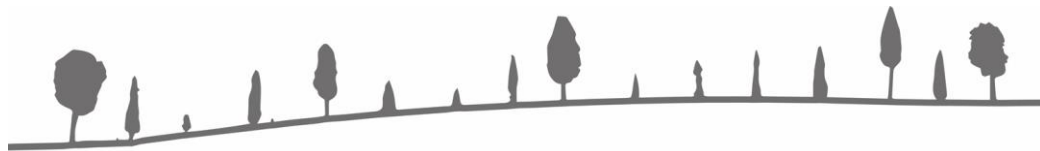
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The 115 sqm/1,238 sq. ft living room on the ground floor - 1



The 115 sqm/1,238 sq. ft living room on the ground floor - 2



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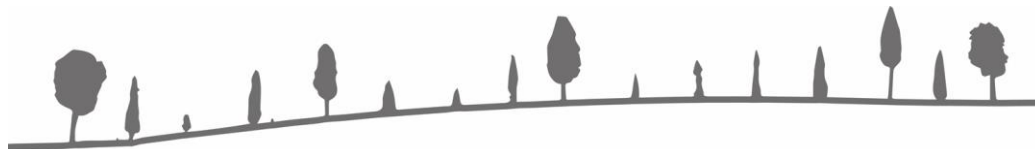
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The 115 sqm/1,238 sq. ft living room on the ground floor - 3



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The 115 sqm/1,238 sq. ft living room on the ground floor - 4



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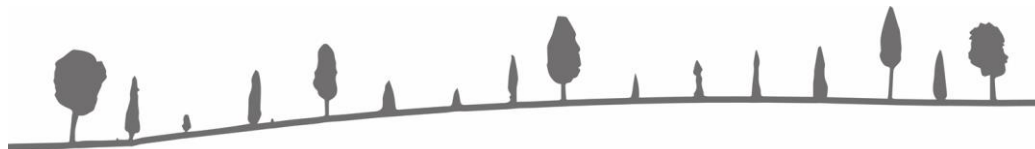
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The 115 sqm/1,238 sq. ft living room on the ground floor - Bar and cocktail area



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The kitchen on the first floor



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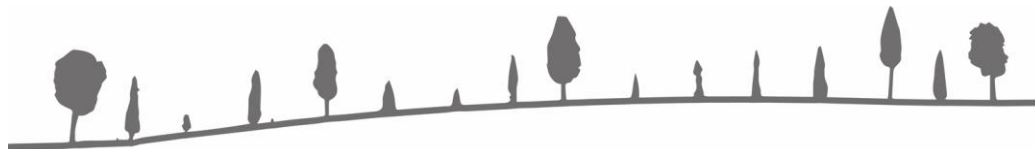
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The kitchen on the ground floor



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The loft



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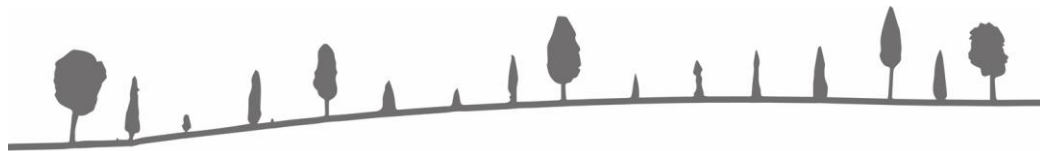
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The Master bedroom - 1



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The Master bedroom - 2



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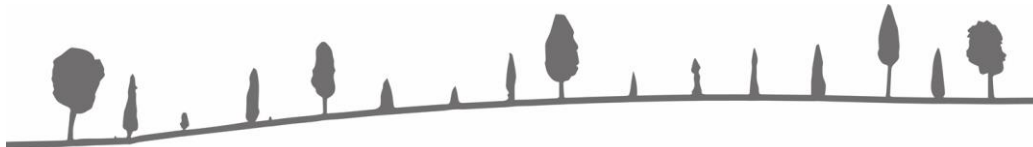
Rendering of swimming pool in front of the veranda



Possible solution for a swimming pool

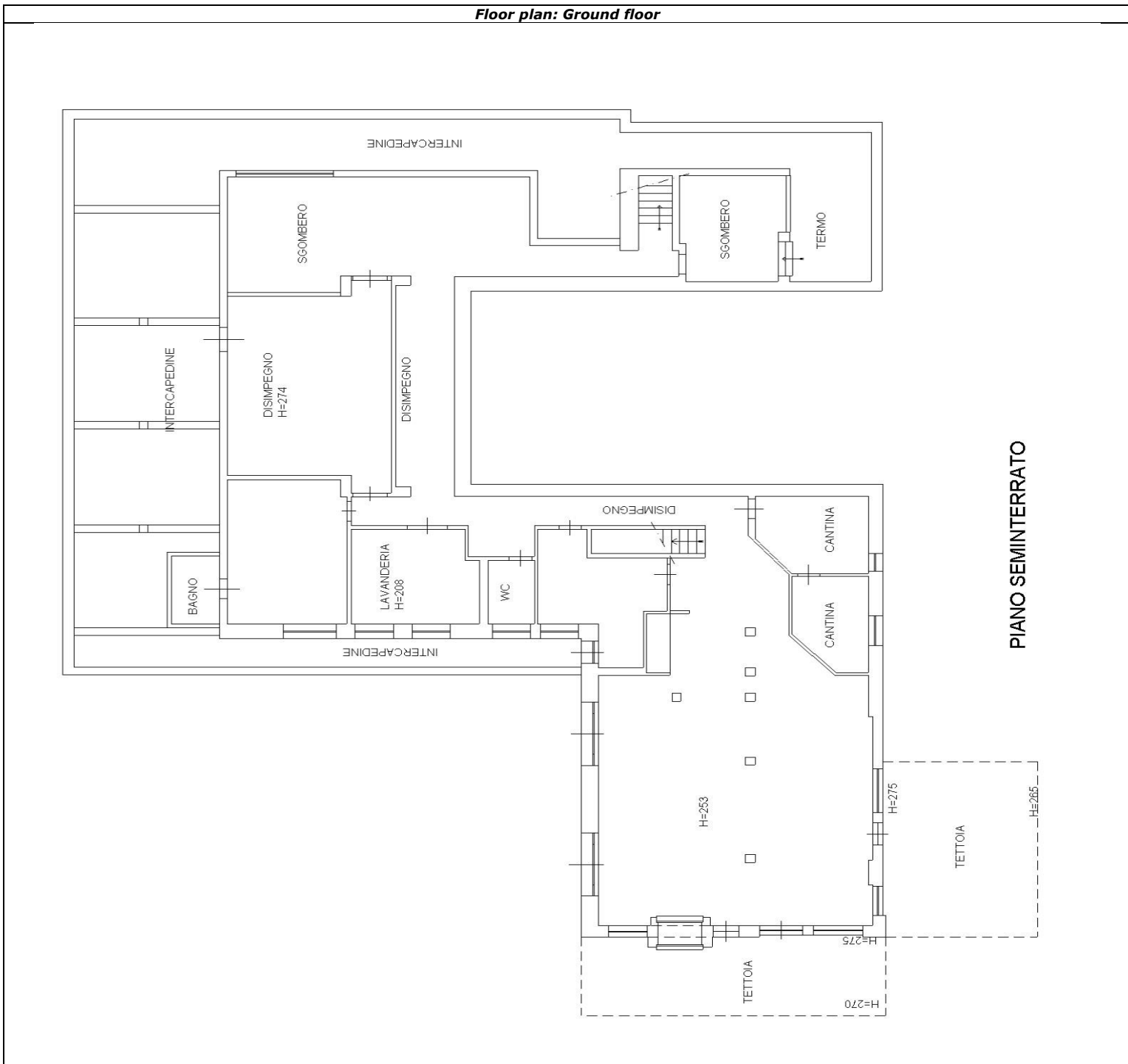
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The North side



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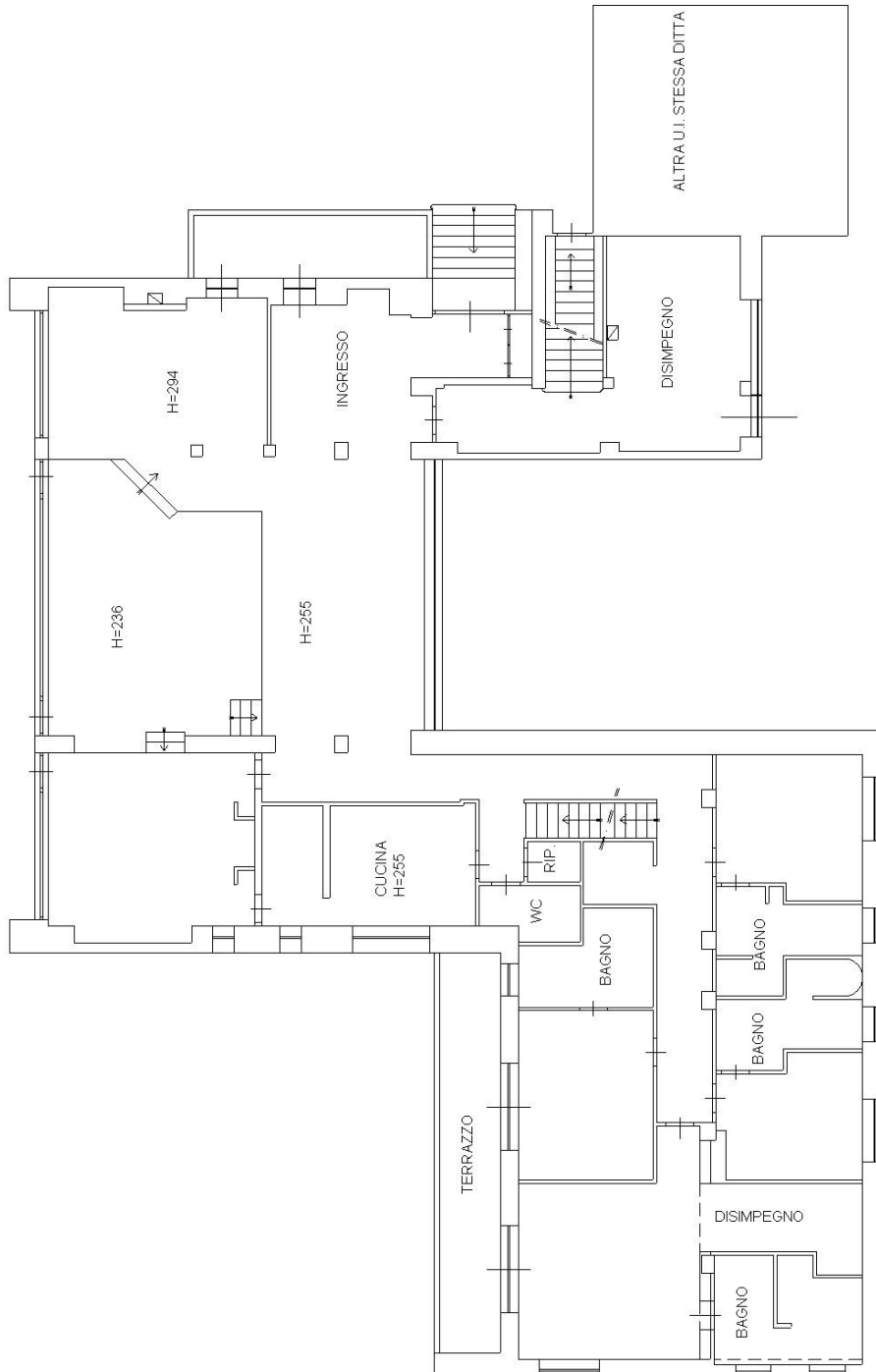
Floor plan: Ground floor



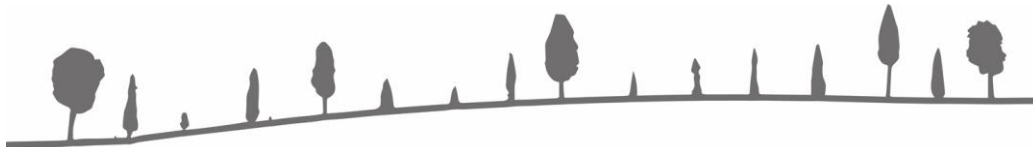


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Floor plan: First floor

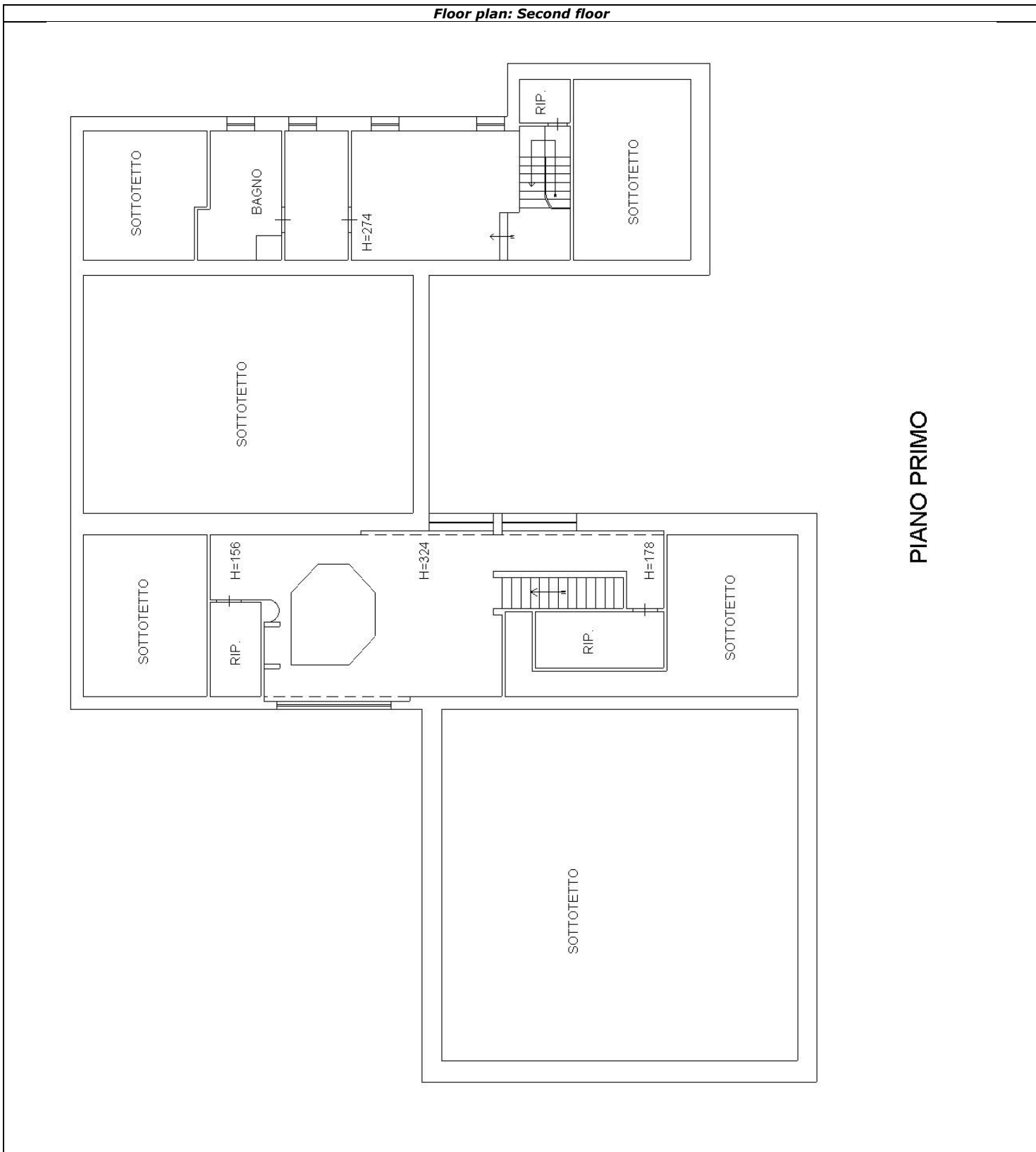


PIANO TERRA

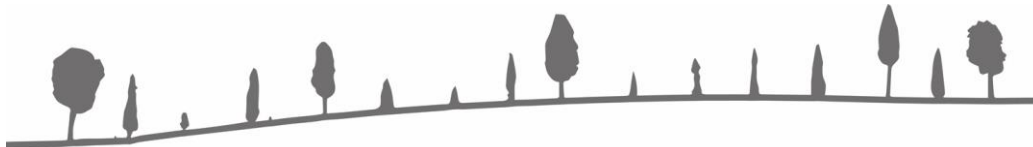


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Floor plan: Second floor

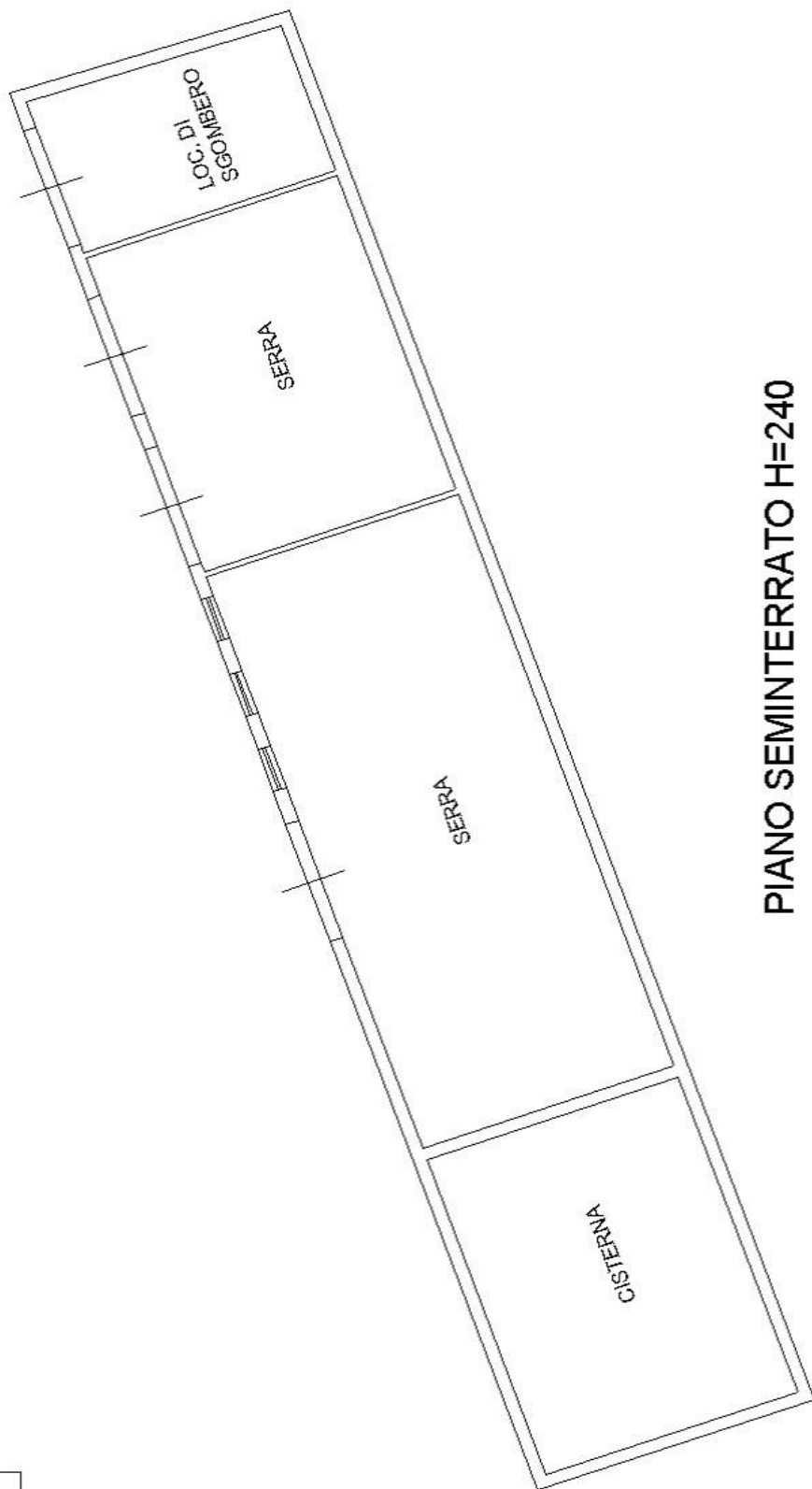


PIANO PRIMO



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Floor plan: Covered garage, greenhouse & storage



PIANO SEMINTERRATO H=240