

Paradise in Tuscany



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HIGHLIGHTS VILLA SALTOCCHIO (Lucca - Italy)

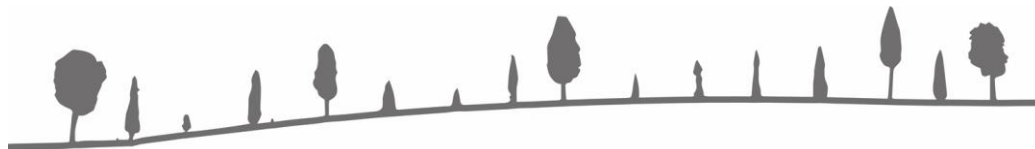
Majestic and well-kept historical villa just outside Lucca, in the area known for estates once belonging to Lucca's aristocracy of medieval times.

**Guide price: € 2 350 000 without furniture
The furniture is available by negotiation**

Built in late 1500 and in 1800
Refurbished in 1980
Lot size: 0,56ha / 1,38 ac

Villa: 480 sqm / 5167 sqf
Chapel: 55sqm / 592 sqf
Orangeries: 260sqm & 124sqm

/2800 sqf & 1335 sqf
Floors: 3 / Rooms: 34
Bedrooms: 7 / Bathrooms: 7



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VILLA SALTOCCHIO

Highlights

- Fascinating villa built in the 1500s by the famous Diodati family. The Diodati's were part of a group of about sixty noble families from Lucca who emigrated to Geneva, sometimes called the "Italian Cabal". Today the villa is owned by a family of Antiques dealers and restorers.
- The beautiful building stands out for the noble coat of arms placed in the centre of the facade, for the symmetrical terraces, and for two flights of stairs that lead into the "Salone delle Feste" – the Main Hall, adorned with interesting frescoes of romantic motifs. Frescos and romantic motifs decorate also the other rooms on the same floor.
- The main floor, where there are the most valuable rooms (all communicating with each other and on the sides of the living room) comprises: the master bedroom with its private marble bathroom, two other bedrooms, the hall main dining room, a second room, the rustic style kitchen characterized by a huge fireplace, a pantry and two other toilets.
- On the ground floor we find:
 - The rooms once used by the staff
 - A wonderful billiard room embellished with frescoed ceilings
 - A tavern with a wood oven.
- A spacious loft on the second floor, currently unfurnished and utilized as storage space, can be used to create additional rooms.
- The property includes a large park inside which there is a consecrated chapel as well as another large building, "The Orangerie" which is now storage room but until a few years ago was used as a laboratory for the restoration of antique furniture, great passion of the current owner.
- The villa is located at the outskirts of Lucca, located between the orographic system of the Pizzorne mountain which slopes gently into the plain and then goes up again towards the Pisan hills. The abundance of the waters of the Serchio river makes the soil green and fertile, making the area a very attractive one, something that explains why many wealthy families from Lucca chose this area to build their villas.
- Heating: Mains gas.

Key distances (approx.):

- Lucca: 9km/5.6mi
- Torre del Lago (opera festival): 37km/23mi
- Carrara marble quarries: 67km/41.6mi
- Pisa (closest airport): 27km/16.8mi
- Florence: 80km/49.7mi
- Siena: 144km/89.5mi
- Cinque Terre: 120km/74.6mi
- Nearest shop/bar – 0,1km /328ft

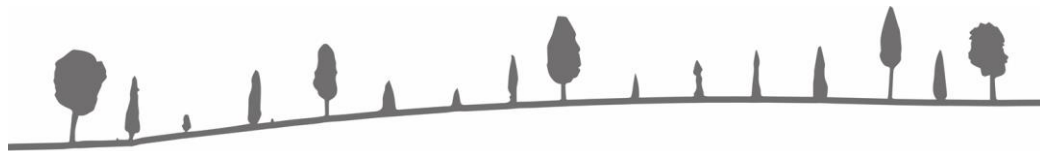
Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)

- "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).



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- 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 SALTOCCHIO





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The Chapel



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The door to the Tavern



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The main door the the ground floor on the backof the villa



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A detail on the main facade



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The Main Hall



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The Main Hall



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The Main Hall



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The Living room



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The Living room



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The Dining room



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The Master Bedroom with en-suite bath



The second bedroom with en-suite bath



The third bedroom with en-suite bath



The Tavern on the ground floor

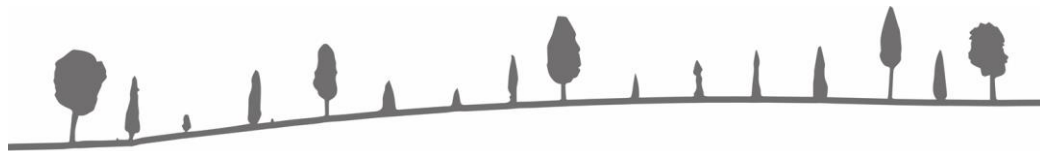


The Tavern with wood oven on the left side



The main entrance on the ground floor





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Another view of the Tavern



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The Billiard room on the ground floor



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The Loft – second floor



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Another view of the loft



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The stairway to the loft



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The landing of the stairway



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