
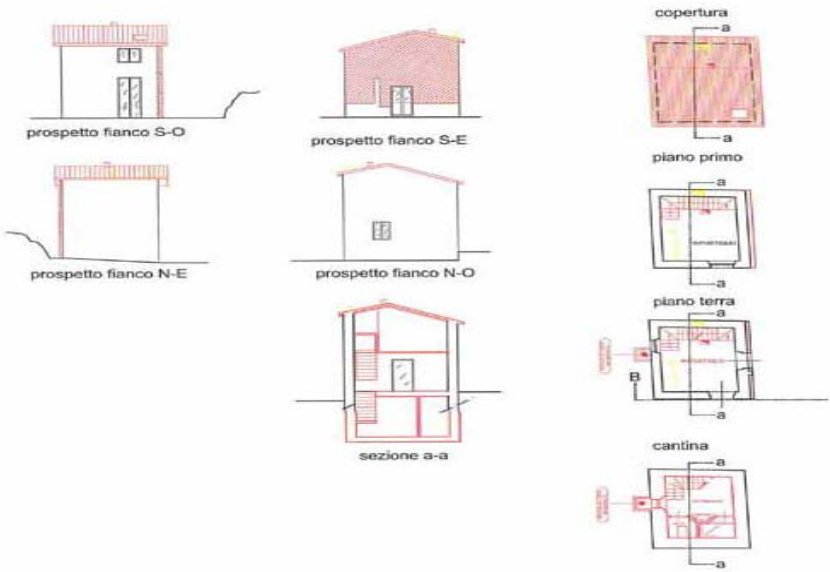


	Object	Renovated stone house (rustico) in the municipality of Lucca (Balbano district) in an olivetto	Photos
1.	Place	55100 Nozzano (LU), Località Cancellino 2659 D, Toscana, Italy	
2.	Site plan		
3.	Object	The stone house (built around 1740) was completely renovated (with permits) and provided with a cellar to accommodate a shower, toilet, sink, etc. The sewage system was built according to the latest European guidelines. The stone house has municipal drinking water from the municipality of Massarosa and electrical power (ENEL). The heating of the stone house has an antique Norwegian stove, which is lined with firebricks inside.	3.1-3.16
4.	Surroundings	The stone house is about 3.5 km from Massaciuccoli; approx. 18 km to Pisa airport; approx. 15 km to Lucca	4.1-4.4
5.	Location		5.1-5.13
6.	Driveway	Access is from Via Pietra a Padule via an old Roman road to the property (public access, popular mountain bike route)	6.1-6.3
7.	Terrain	The area is terraced with natural stone walls.	5.3-5.5
8.	Land area A:	3885 m ² (measurement result is available); approx. 120 olive trees	
9.	Land area B:	9530 m ² (measurement result is available); approx. 170 olive trees and other (fruit) trees	
10.	Fence	The property B is completely fenced with a chestnut wood fence (approx. 1.6 meters high). There is a wide double-leaf access gate and several single-leaf oak gates. The goalposts are made of steel.	10.1-10.4
11.	History of origin	The history of the creation of the property with the two properties can be found in the book "Italy, second home" a Tuscany diary under: Italien, meine zweite Heimat . The olive tree stock is also recorded in detail in this book.	
12.	Stone house inside	The stone house has an area of approx. 60 m ² on 3 levels.	
12.1	Kitchen	The fitted kitchen was made in the workshop of Lorenzo Pacini and originally painted. The original Norwegian stove heats the entire house.	12.1
12.2	Sleeping area	Pull-out double bed (de Sede) 2.2 x 2.2 meters, built-in cupboards from the workshop of Lorenzo Pacini , antique bookcase;	12.2
12.3	Bathroom	Shower, toilet, vanity, washing machine connection, built-in cupboards	12.3
13.	Construction	Earthquake-proof construction: The entire building had to be earthquake-proof during the restoration, although the earthquake report has an extremely low classification. All walls are provided on the inside with steel wire grids, which were integrated into the natural stone walls with anchor screws. Then this construction was plastered.	

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14.	Floor plans	 <p>The image shows architectural drawings for a renovated stone house. It includes four elevations: 'prospetto fianco S-O', 'prospetto fianco S-E', 'prospetto fianco N-E', and 'prospetto fianco N-O'. There is also a cross-section labeled 'sezione a-a'. On the right side, there are three floor plans: 'copertura' (roof), 'piano primo' (first floor), and 'piano terra' (ground floor). A 'cantina' (cellar) is also indicated at the bottom right.</p>	
15.	Water system	The stone house and several other water points on the property are connected to the municipal water network. The water is distributed via a pump house (height difference about 60 meters)	35.6
16.	Electricity	The stone house and the other objects are connected to the electrical network of ENEL .	
17.	Television	TV connections (satellite) in the bedroom. Cell phone reception is available.	
18.	Windows and doors	The windows and doors are made of chestnut wood with a Tuscan locking device and provided with double glazing.	12.1
19.	Floors	The floors are made of antique cotto plates (basement and paterre). In the sleeping area there is a massive chestnut floor.	12.1
20.	Stairs	The staircase that leads to the basement is made of antique cotto plates and the staircase that leads to the upper floor is made of chestnut wood.	12.1+ 12.3
21.	Capitals	The capitals are made of Carrara marble. They are copies of a capital that was excavated in Massaciucoli and is there in the museum.	27.4
22.	Steel mesh	all windows and doors are provided with steel grids.	3.10+ 3.13
23.	Closure	Only one central key is required for the object. The doors of the outbuildings are also equipped with technical locking devices and thus specially secured against burglary.	
24.	Cistern	There are several cisterns on the property that collect the rainwater and serve to irrigate the property.	3.14
25.	Planting	Plot A: approx. 120 olive trees (age over 250 years) Property B: approx. 170 olive trees (age approx. 40 - 50 years: afforestation after a fire) On plot B there are e.g. Lemon / orange shrubs, eucalyptus trees, apple, brine and apricot trees, Judas tree, banana and lavender shrubs, palm trees, pine trees, cypresses and ornamental apple trees	25.1- 25.15
26.	Fireplace	Above the stone house is a fire pit made of rustproof Swedish special steel, consisting of a large bowl and several oak seats.	26.1
27.	Layout	Egon StöckleHans Beisser	27.1- 27.22
28.	Boule field	There is a boule field (approx. 3 x 12.5 m) below the tool shed (see 35.1)	28.1- 28.3
29.	Marble benches	On the stone house outside and in the area there are Carrarmarmor stone benches with marble insertion table	29.1- 29.10
30.	Grottos	There are a total of 5 grottos on the site.	30.1- 30.6
31.	Granite troughs	There are large old granite troughs on the site	27.17- 27.19
32.	Hammock	Two steel posts stand for the hammock on the level of the stone house; next to it is a sandpit	3.16
33.	Herb garden	On the level of the stone house there is a herb garden made of natural stones with a water connection and a worktop.	25.10+ 25.11
34.	Marble tub	In front of the stone house there is a Carrara marble tub with a view over the Massaciucoli lake	34.1- 34.6

Exposé Cancellino

	Object	Renovated stone house (rustico) in the municipality of Lucca (Balbano district) in an olivetto	Photos
35.	Auxiliary Buildings	There are various auxiliary buildings on the property.	
35.1	Tool shed	Above the stone house there is a tool shed made of larch wood (approx. 2.5 x 5 meters) with a green roof and oak floor. Inside is a wooden workbench.	35.1
35.2	Olive wood storage area	On the east side of the stone house there is a covered olive wood store with firewood for the Norwegian stove	35.2
35.3	Tool Storage	Halfway up the entrance to the stone house there is a covered tool storage with metal drawers.	35.3
35.4	Machine tool house	On the plot A there is a machine tool house, which mainly stores the harvesting equipment for the olive harvest and machines. This property was acquired by the seller about 11 years ago when the property was purchased. A water and electricity connection is available in or on this property.	35.4
35.5	Workshop and wine storage	In the mountain is a workshop from which a wine store branches, which is tiled with marble.	35.5
35.6	Pump house	The pump house is at the end of the narrow plot of land A. The water pipe runs exclusively on its own land, so that easement was not necessary.	35.6
35.7	Shelter	The shelter for the caterpillar vehicle protects it from the weather.	35.7
36.	Olive harvest	The details of the olive harvest can also be found in the book: Italien, meine zweite Heimat	36.1-36.5
37.	Machinery	The buyer can take over the existing machinery	
38.	Options	Movable objects in the house can be purchased after consultation with the seller.	
39.	Purchase price	220.000,00 EUR (net)	
40.	Acquisition costs	The buyer bears all costs of the acquisition (e.g. real estate transfer tax, notary fees, costs of land registry entry, brokerage costs).	
41.	Availability	The object is immediately available.	
42.	Owner	Rechtsanwalt Viktor Foerster Rathenaustraße 11a 91052 Erlangen GERMANY Phone: 0049 / 9131 / 938320 Mobile: 0049 / 160 / 90652201	
43.	Deals	fr@fr-lawfirm.de	

Photo documentation

3. Stone house (Outside)

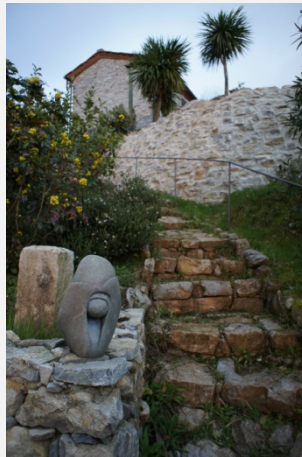
3.1



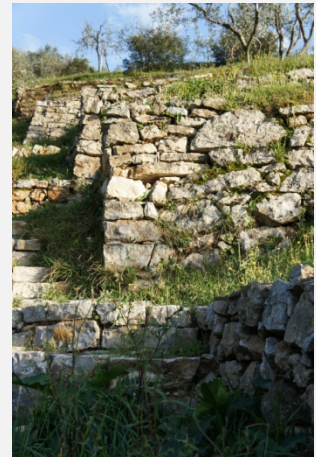
3.2



3.3



3.4



3.5



3.6



3.7



3.8



3.9



3.10



3.11



3.12



3.13



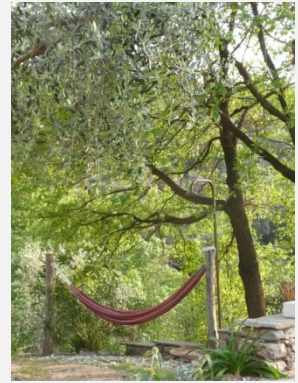
3.14 (Cistern before bricking)



3.15 (East Side)

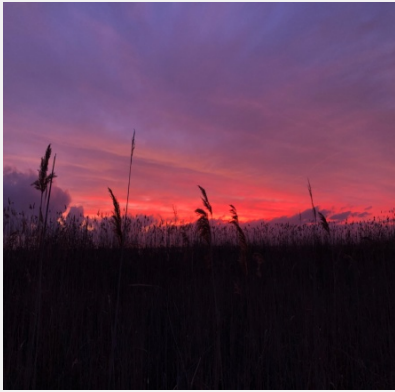


3.16



4. Umgebung

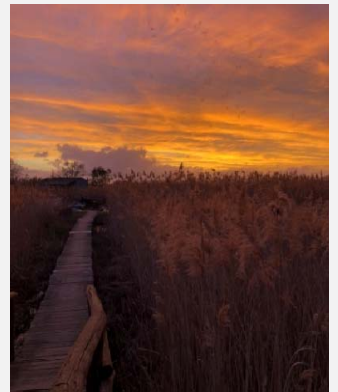
4.1



4.2



4.3



4.4



5. Lage

5.1



5.2



5.3



5.4



5.5



5.6



5.7



5.8



5.9



5.10



5.11



5.12



5.13



6. Driveway

6.1



6.2



6.3



10 Fence

10.1



10.2



10.3



10.4



12 Stone house (inside)

12.1 (Küche)



12.2 (Sleeping area)



12.3 (Bathroom)



25 Planting

25.1



25.2



25.3



25.4



25.5



25.6



25.7



25.8



25.9



25.10



25.11



25.12



25.13



25.14



25.15



26 Fireplace



27 Layout

27.1



27.2



27.3



27.4



27.5



27.6



27.7



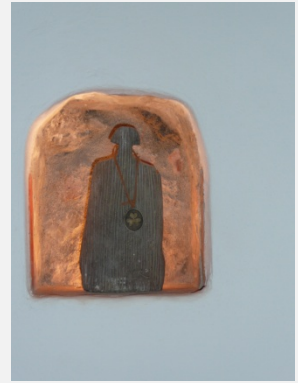
27.8



27.9



27.10



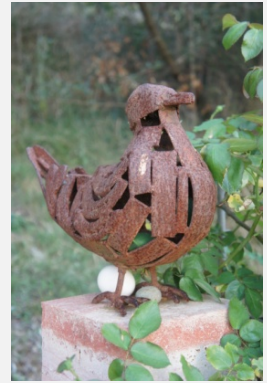
27.11



27.12



27.13



27.14



27.15



27.16



27.17



27.18



27.19



27.20



27.21



27.22



27.23 (Anfang zum Schlafrum)

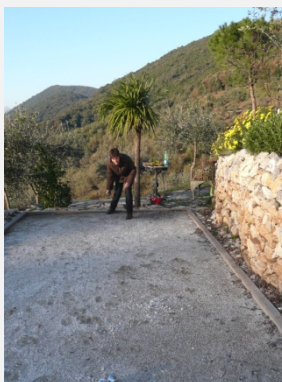


28 Petanque area

28.1



28.2



28.3



29 Benches

29.1



29.2



29.3



29.4



29.5



29.6



29.7



29.8



29.9

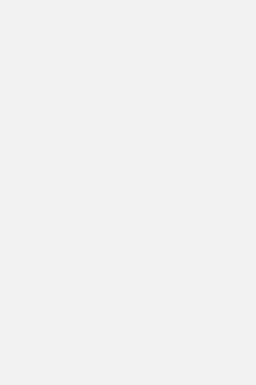


29.10



30 Caves

30.1



30.2



30.3



30.4



30.5



30.6



34 Marble tub 34.1



34.2



34.3



34.4



34.5



34.6



35 Outbuildin
gs

35.1 (Tool shed)



35.2 (Olive wood storage)



35.3 (Tool storage)



35.4 (Machine tool shed)



35.5 (Workshop / wine storage)



35.6 (Pump house)



35.7 (Caterpillar shelter)



36
Olive
harvest

36.1



36.2



36.3



36.4



36.5

