

~VILLA LAVINIA~

FEATURES AND AMENITIES

Category	Feature Description	Market/Lifestyle impact	Cost to build, original and to date
Architectural and material heritage	Floor tiles; antique, handmade in France	Authentic European craftsmanship.	20.000-25.000
	Limestone fireplaces, hand carved, antique, with inserts.	Luxury focal point; high end craftsmanship.	30.000-50.000
	Antique handmade carved oak main entry door.	Stately entrance, European craftsmanship standards.	10.000-15.000
	Murals by renowned Russian Painter	Authentic villa ambience.	5.000
Outdoor/Entertaining spaces	Travertine terrace with custom metal pergola	Mediterranean lifestyle. Fire safe materials.	20.000-30.000
	Back garden fountain, antique cast iron 1890 Scotland.	Creates a tranquil and inviting atmosphere to relax.	10.000-15.000
	Front drinking fountain, French limestone, hand carved	Contributes to old world character.	5.000-8.000
	Large pizza wood fired oven, custom built.	Ideal for entertainment and crucial for self-sufficiency.	20.000-30.000
	Licensed agroturism kitchen for fundraising events/catering.	Potential to add substantial income and value to property.	15.000 - 20.000

Environmental and energy systems	Partial solar system with high capacity storage	Protects the environment and adds crucial self reliance.	20.000-25.000
	Solar water pump with storage tank and fire pump and hose	Essential for fire defense. Fire wise community.	10.000-15.000
Landscape and agricultural features	Private vineyard	Produces estate wines; enhances identity of the property.	10.000-15.000
	Century old Olive trees and olive grove	Old world character. Produces estate olive oil.	10.000-15.000
	Mature landscaping with automated irrigation	Established ecosystem; immediate enjoyment.	20.000-30.000
	Custom metal gates, automatic gate openers, 8ft metal fence	Security, ability to cultivate	25.000-30.000
Speciality spaces	Underground wine cellar	Temperature stable, structurally engineered, used for wine storage as well as food storage.	20.000-30.000
TOTAL			250K- 358K

Additional amenities include

- Lime paint

All buildings, both inside and outside (with the exception of the kitchen) are painted, plastered or have stucco with natural earth pigments, most of which are local from the Oregon House area.

Lime paint is a traditional, non toxic, natural paint which imparts a warm, velvety glow; it is naturally anti-fungal.

- Olive trees

The two olive trees in front of the house are Mission and are over 120 years old. The olive trees in front of the bakery are about 80 years old. The olive grove has 30 trees, a Spanish variety called Oji Blanca; they give about 10 gallons of oil if well-tended and fertilized.

- Vineyard

It has about 300 vines: 50% Syrah, 15% Grenache, 30% Cabernet Sauvignon, 5% Cabernet Franc and Petit Verdot. It produces 10 to 15 cases of wine.

- Well

It has a new DC solar pump; it pumps 8-10gal/minute; volume of the source is closer to 16gal/minute.

- Solar array

It is independent of the grid and provides electricity for the well, septic system, bakery and living room. It can be modified to serve different areas. There are two lithium ion batteries that provide electricity when there is no sun.

- Citrus

We have a number of citrus trees, most of which are in pots because they can get damaged by frost; we move them close to the house in winter. Varieties: bergamot (in pots), lemon, lime, blood orange, mandarin and pink grapefruit.

- Oak tree

Next to the bakery is a very beautiful specimen of oak that is over 125 years old.

There is also a tree “fort”, a separate outbuilding for herbs and plants and much more. Visit www.artisanlavinia.com for detailed dynamics about the property and business. Here is an excerpt:

Since they purchased the property in 2011, the owners worked tirelessly to realize a vision: a homestead rooted in a twelfth century dream – something more like an abbey. A lavender field soon appeared, followed by a small vineyard, an olive grove, damask roses, scented geranium, bergamot trees. And just like in the medieval homesteads - where little ateliers transformed the harsh Mediterranean climate and the intensity of the red clay into a different kind of beauty: a drop of essential oil, a spoonful of honey, a sip of wine, and a loaf of bread.