

Materials and Finishes

The apartments are being built to an extremely high standard, in traditional style, with high ceilings, arches, loggias, beams and cotto, together with the latest technologies, and natural and ecological materials.

Walls: insulated with microporous bricks, created with wood flour which is burned off during the brick firing process.

Floors/ceilings: of traditional Tuscan construction, with chestnut wood beams, with interlying cotto tiles or wooden planks. The chestnut wood comes from sustainable local sources where the trees are cut in a moderate quantity and where the trees are replanted. A large part of the cotto tiles on the ceilings are salvaged.

The roof: a high performance construction using high quality old Tuscan tiles, salvaged from old farmhouses.

Exterior finish: lime paint, which is a material which, with the passing of the years, will oxidise and create the slightly patchy and mottled look of ancient villas. The exterior of the first building will be completed with a final coat which will soften its look and colour.

Flooring: the living areas have handmade cotto flooring created in the traditional way by an Italian cotto works <https://fornacecottoantico.it/>. The materials are from Tuscany, Umbria and upper Lazio. The bedrooms have oak flooring with an antique finish.

The windows are all custom made and painted in antique ivory. They are the best quality available, double glazed with 28mm argon gas chamber for high thermal and soundproofing performance. Certified as waterproof and windproof.

Here are some photos showing materials and finishes used:

Stone steps



Roof insulation with 16 cm thick insulation panels on vapour barrier



Chestnut wood and handmade cotto eaves



Roof ventilation system with 4 cm air chambers to combat the summer heat



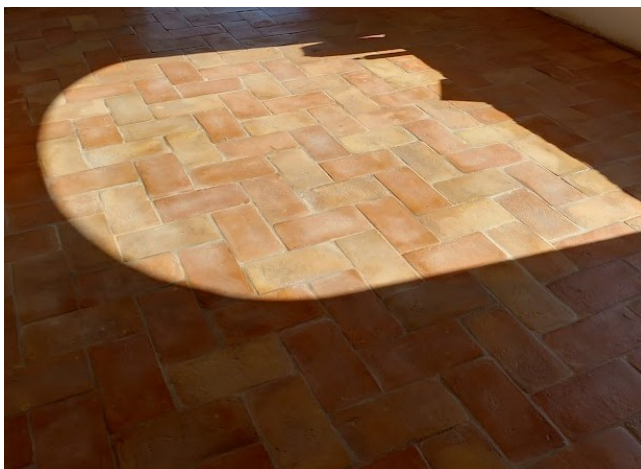
Waterproof bitumen membrane above the air chamber



Serpentine pipes for circulation of the hot water for underfloor heating



Handmade cotto flooring



Large opening window to make the most of the panoramic view of the landscape



Loggia with cotto flooring and stone patio



The best quality double glazed windows with argon gas chamber for excellent thermal and soundproofing performance.



Artisan kitchen made by a local company to our specifications with a concrete-resin and aged wooden cabinets



Living area of one apartment with travertine fireplace and wooden made to measure bookcase



View of Barga from the apartments



Bedroom with bathroom



Handmade cotto flooring



The stone for the village paving



The wooden flooring for the bedrooms, as they would have been in old farmhouses



Bathroom tiling and flooring



The ceiling made with salvaged tiles



Stone patio



Loggia



The roof constructed with high quality salvaged Tuscan roof tiles



The colour of the exterior lime paint harmonises with the colour of the rooftiles



The first grass in the gardens



The site where the swimming pool will soon be



The walls of the gardens created with stone found on the site



The pastel colours of the rooms



Cellar door



A kitchen-living room with handmade kitchen made by Lucca artisans. The kitchen rises and falls to cover the sink when not in use



Another Kitchen



A pile of old salvaged cotto tiles for floors and ceilings



Parking area



The vines and olives surrounding the borgo



Another living room

