

## Rustic a Bagni di Lucca Brandeglio € 80.000 Ref. 2110



### 68 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

For Sale RUSTICO GELSOMINO, in the village of Brandeglio, characteristic 40 sqm stone rustic house on two levels and mezzanine, completely renovated and private garden of 50 sqm. An authentic refuge where tradition and comfort meet.

Rustico Gelsomino, a corner of authentic Tuscany in the heart of Brandeglio

In the heart of the ancient village of Brandeglio, a hamlet of Bagni di Lucca, stands Rustico Gelsomino, an enchanting stone refuge that embodies all the magic and warmth of Tuscan tradition. Here time seems to pass more slowly, marked by the sound of nature and the scent of the woods that envelop the landscape.

Completely renovated, the property is spread over two levels plus a mezzanine in just 40 square meters of pure magic.

The furnishings, taken care of down to the smallest details, give a surprising perception of space, creating harmonious and functional environments.

The multi-level layout gives character and movement: the ground floor welcomes with a warm and intimate atmosphere, made even more welcoming by the wood-burning fireplace, perfect for creating a cozy environment on cold winter evenings. The solid wood plank floor gives a further touch of authenticity and warmth, enhancing the rustic soul of the home and creating a perfect continuum with the exposed stone walls.

The mezzanine hosts a lovely suspended kitchen, perfect for those who love to cook surrounded by the charm of wood and stone.

The lower floor, consisting of a bedroom and bathroom, offers additional comfort thanks to the presence of a modern pellet stove, which guarantees widespread and pleasant warmth during the coldest season.

Rustico Gelsomino is a nest, a refuge for the soul, a special place for those seeking a corner of tranquility immersed in tradition. + The private garden of 50 square meters is the real touch of charm: a precious space where you can relax, enjoy the cool breeze on summer evenings and let yourself be enveloped by the sounds of uncontaminated nature. Just a hundred meters away, the public parking guarantees convenience without affecting the fairytale atmosphere of the village. Perfect as a holiday home or as a residence for those who want to rediscover the pleasure of simple and authentic things, Rustico Gelsomino is a rare opportunity for those who dream of the truest Tuscany. Let yourself be conquered by the soul of this unique home: a small great jewel where tradition meets modern comfort, where every corner tells a story and every sunset gives unforgettable emotions. Commercial area 68 sq. m. Usable area 40 sq. m. Garden 50 sq. m. The building is located in the province of Lucca, in the municipality of Bagni di Lucca, an hour and a half by car from all the major tourist centers of Tuscany. Energy Class F - Epgl,nren 284.85 kwh/mq. year. Shops and services: Bagni di Lucca 9 km - Lucca: 35 km - Pisa: 55 km - Versilia (Sea): 60 km - Florence: 110 km - Garfagnana: 35 km - Abetone (Skiing): 40 km. Tuscany. Lucca. Bagni di Lucca. Rustic. For information contact us at 347/3225117.

## Property Informations

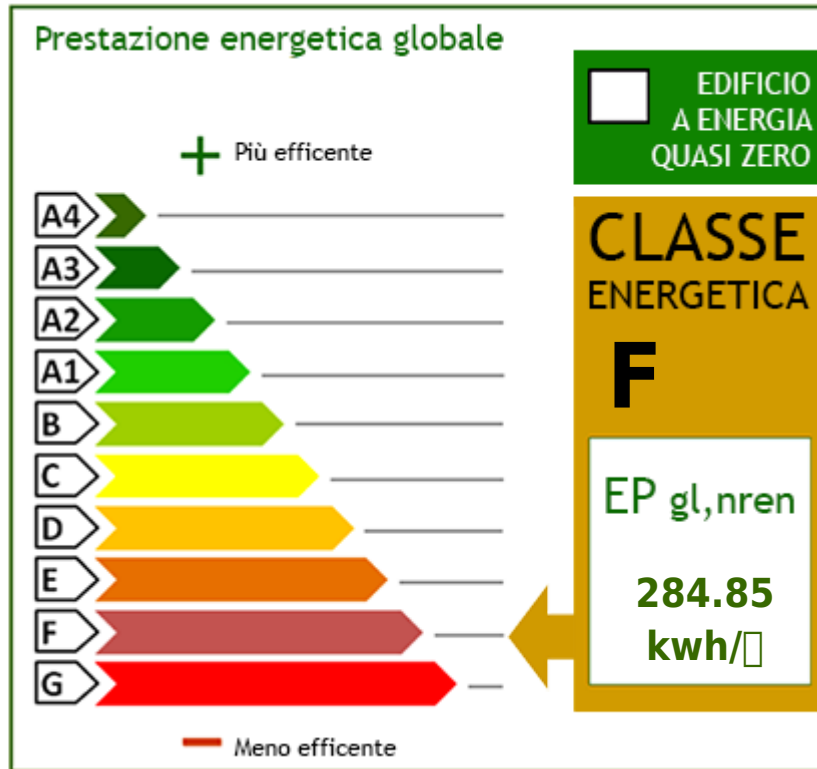
<b>Zip Code:</b> 55022	<b>Bedrooms:</b> 1
<b>Bathrooms:</b> 1	<b>Rooms:</b> 2
<b>State of Preservation:</b> Restored	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 3	<b>Age Construction:</b> 1900
<b>Current Status:</b> Free to the contract	<b>Garden:</b> Private
<b>Kitchen:</b> Kitchenette	

## Features

Tv Antenna: Autonomous	Fireplace	Parquet
Wiring: By Law	Shower	Wooden Window Frames
Shutters		

## Nearby

Public Transport





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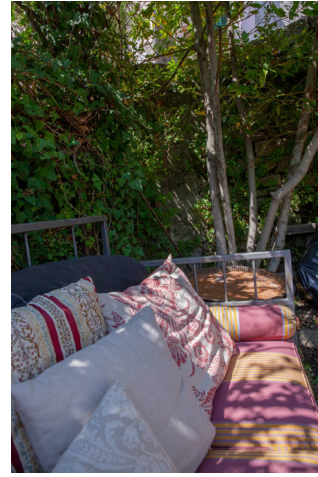
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