

## Townhouse a Bagni di Lucca San Gemignano € 75.000 negotiable Ref. 2149



### 165 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

CASA DELLA VIGNA Authentic stone townhouse with land and shed, in the hamlet of Gombereto in the municipality of Bagni di Lucca. Nestled in the tranquility and vibrant colors of the Tuscan hills, just minutes from Bagni di Lucca, stands CASA DELLA VIGNA, a charming, partially renovated townhouse in the small, sunny village of Gombereto. This property is the ideal choice for those who want to live in contact with nature, in an authentic and relaxing environment. The house is spread over multiple levels and features a front courtyard perfect for enjoying sunny summer days. On the ground floor, there's an entrance to the kitchen, hallway, and stairs, a bathroom with shower, and a closet. Climbing the old stone staircase we reach the first floor where we find the living room with dining table, balcony overlooking the valley below, and another room currently used as a storage room, but which could also be used as a study. On the upper floor we have a beautiful double bedroom with a balcony and a large bathroom with a shower and a bathtub, and on the top floor, still to be renovated, we have a double bedroom and a small bedroom. The property includes a barn in front of the house, which needs renovation, with land to the rear and a small vineyard: a corner of the countryside waiting to be rediscovered, where you can grow your own produce or simply enjoy the tranquility of a unique panorama. CASA DELLA VIGNA is an authentic retreat, perfect both as a primary residence and as a holiday home. Its location allows you to easily reach the Bagni di Lucca spa, the Abetone ski slopes, and the beaches of Versilia, all within an hour's drive. The distances from the main points of interest are: Shops: 5 km - Bagni di Lucca: 5 km - Castelnuovo di Garfagnana: 32 km - Lucca: 30

km - Pisa (airport): 50 km - Versilia (sea): 57 km - Abetone (skiing): 38 km - Florence: 95 km.  
 A place that smells of Tuscany, where time seems to have stood still and every sunset offers ever-new emotions.  
 A unique opportunity for those seeking tranquility and nature.  
 Commercial area approximately 1658.00 sq m - Usable area 115.00 sq m - Shed 47.00 sq m - Land 600.00 sq m.  
 Energy Class G - EPgl,nren 200.02 kwh m2/year.  
 Contact us today to arrange a visit at 347 3225117.

## Property Informations

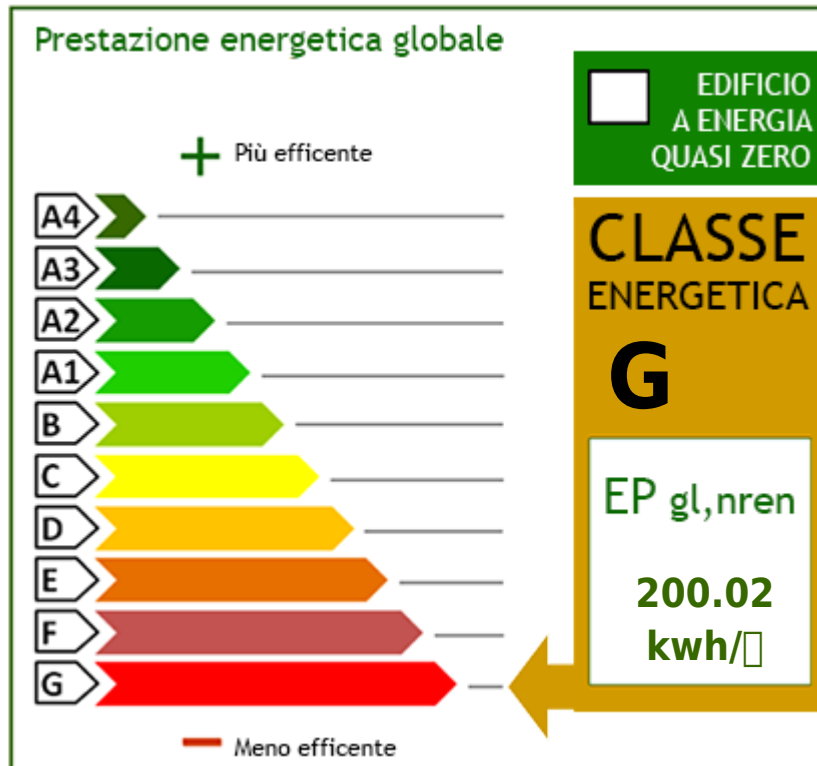
<b>Zip Code:</b> 55022	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 5
<b>State of Preservation:</b> Good	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 4	<b>Current Status:</b> Free to the contract
<b>Balconies:</b> Present	<b>Garden:</b> Private, 15 sq.m
<b>Kitchen:</b> Regular Kitchen	

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 47 □	Fastweb Coverage	Wiring: By Law
Shower	Wooden Window Frames	

## Nearby

Public Transport





**SELECT IMMOBILIARE**

Diecimo Via S. Quasimodo n. 28 - Borgo a Mozzano (LU) - Phone number 05831646868  
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