

Townhouse a Pescaglia Vetriano

€ 60.000 negotiable
Ref. 2150



162 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5

HOUSE OF THE THEATRE for sale in Vetriano Pescaglia (LU). Next to the world's smallest theatre, in the green heart of Tuscany, stands a home of authentic and timeless charm: the House of the Teatrino, a townhouse that combines history, tradition, and poetry in a single space.

A fairytale village, a house with a soul. Vetriano is a little gem nestled among the woods and hills of Lucca, a place where life moves slowly, the silence is broken only by birdsong, and the stone tells centuries-old stories.

To reach the house, you walk along narrow, characteristic streets, flanked by ancient stone houses and panoramic views that tell the story of life in a village that has remained intact over time.

The route culminates in a shared courtyard, a convivial and typically Tuscan space that also overlooks the Vetriano theatre: a small cultural gem nestled in the Lucca hills.

Right here, next to the Guinness Book of Records theatre, the smallest in the world, carefully restored by the FAI, we have this house that seems to have come straight from a fairy tale: a stage of real life, where every room has the flavour of authentic Tuscan.

The house is spread over multiple levels and retains all the architectural features typical of the historic homes in the area, such as exposed wooden beam ceilings, antique terracotta floors, and original doors and fixtures.

In the basement, accessible only from the inside, there are two large, cool and spacious cellars, ideal for use as a tavern, art workshop, or wine cellar.

Going up the internal stairs, you reach the living area on the ground floor, consisting of a welcoming and comfortable entrance hall, the

living room, and the eat-in kitchen with a rustic-style fireplace.

On the first and last floor, there are three bedrooms, a bathroom with shower, and access to the terrace.

A highlight of the house is its exclusive terrace, perfect for those who love the outdoors: an intimate space where you can enjoy breakfast in the quiet, read a book at sunset, or dine under a star-filled sky. The terrace is located above a portion of the Teatrino and enjoys a right of way in favor of the theater, used only for management or maintenance purposes.

The house is habitable but lacks heating, offering the possibility of customizing the space with stoves, fireplaces, or modern systems depending on your tastes and needs.

Living here means living next to a symbol of art and culture: the small theater of Vetriano, seating just 99, is a place of beauty and curiosity that draws visitors from around the world. The Casa del Teatrino shares the same spirit: a love for simple, authentic, and genuine things.

Ideal for those seeking a vacation home away from the hustle and bustle, immersed in nature and history, for those seeking an artist's retreat or creative space, or for those dreaming of permanent residence in a Tuscan village rich in charm and tranquility.

The Casa del Teatrino, more than a house, is a tale of stone, light, and silence. A place where time slows, dreams come true, and every day feels like a new act on the stage of Tuscan life.

Shops: 7 km - Pescaglia: 12 km - Lucca: 23 km - Pisa (airport): 47 km - Versilia (sea): 39 km - Florence: 90 km - Garfagnana: 36 km - Abetone (ski slopes): 55 km.

Energy Class E - EPgl,nren 372.89 kwh/m2 per year

Tuscany. Lucca. Pescaglia. Townhouse with terrace and cellar.

Commercial area 162 sq m - Usable living area 100 sq m - Cellar area 47.00 sq m - Terrace area 20.00 sq m.

For information, call 347/3225117 or info@selectimmobiliare.com

Property Informations

Zip Code: 55064

Bedrooms: 3

Bathrooms: 1

Rooms: 5

State of Preservation: Discreet

Level: Multi-Storey

Total Floor: 3

Current Status: Free to the contract

Terrace: Present, 20 sq.m

Kitchen: Regular Kitchen

Features

Terrace: 20 □

Tv Antenna: Autonomous

ADSL Coverage

Cellar: 42 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Nearby

Public Transport



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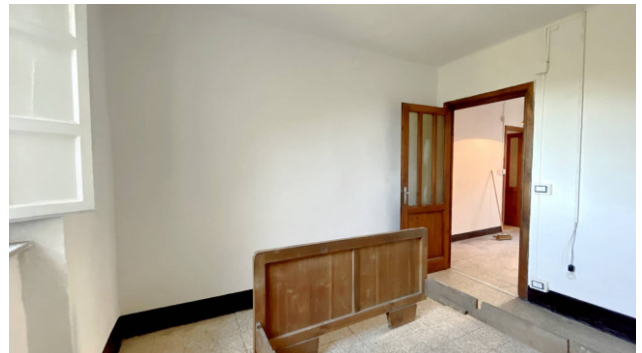
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