

## Townhouse a Castelnuovo di Garfagnana

### € 180.000

### Ref. 2156



### 155 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

CASA DELL'ABBRACCIO (HUG HOUSE) for sale in Croce Stazzana, in the municipality of Castelnuovo di Garfagnana (LU). Renovated townhouse with private garden.

In the heart of Garfagnana, 900 meters above sea level, stands a home that blends nature, authenticity, and everyday life: Casa dell'Abbraccio, a fully renovated townhouse with approximately 155 square meters of living space and 80 square meters of usable space. It is free on three sides and surrounded by a garden that embraces the house like a hug.

It's a land to be experienced. Croce Stazzana is a scenic and quiet village in Castelnuovo di Garfagnana, one of the most renowned villages in the area. Here, life is slower, the air is fresh, and nature reigns supreme.

Woods, chestnut groves, trails, views of the Apuan Alps and the Apennines... everything speaks of the authentic beauty of "upper Tuscany." Just a few minutes away (8 km) is Castelnuovo di Garfagnana with all essential services and, a little further, the Careggine ski slopes, perfect for snow and mountain lovers.

Living here means choosing a different pace, rediscovering silence and simplicity, without sacrificing comfort.

The exterior features a private garden on three sides, ideal for outdoor dining, relaxation, or a play area. There's also a small detached building with a storage room and a bathroom, useful as a laundry room or utility room.

The house is spread over several levels and is ready to be moved into immediately.

In the basement, with access only from the outside, we have a cellar, perfect for wines, tools or hobbies.

On the ground floor we find the living area consisting of an entrance into the warm and welcoming living room with a fireplace, and a comfortable and functional eat-in kitchen, designed for everyday life, as well as a small storage room under the stairs.

On the first floor we have the sleeping area consisting of a hallway, bathroom with shower, bedroom, small bedroom and attic used as a

bedroom, well-distributed and bright.

The house has been carefully renovated, preserving the authenticity of the area while adding modern comforts and immediate habitability. The renovation was completed in 2018, and the property has a Class C energy rating. All systems are newly installed and fully certified.

A welcoming place. La Casa dell'Abbraccio is designed for those seeking a primary residence surrounded by nature, a secondary residence to escape the hustle and bustle, a peaceful retreat, or an investment in Garfagnana, one of the most sought-after areas for slow tourism, hiking, and outdoor sports.

Its location is strategic for exploring the entire valley: historic villages, medieval bridges, local food and wine, ancient traditions, and panoramas that change color with the seasons.

Distances: Castelnuovo di Garfagnana (all services): 8 km - Careggine (ski slopes): 5 km - Lucca: 55 km - Versilia (sea): 32 km - Florence: 125 km - Pisa Airport: 77 km

Energy Class C - EPgl, nren 92.16 kwh/m2 per year.

Living Area 155 sq m - Usable Living Area 80 sq m - Cellar 12 sq m - Garden 280 sq m

For sale. Townhouse. Tuscany. Lucca. Castelnuovo di Garfagnana.

For information, contact us at 347/3225117 or [info@selectimmobiliare.com](mailto:info@selectimmobiliare.com).

## Property Informations

**Zip Code:** 55032

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Garden:** Private, 280 sq.m

**Kitchen:** Regular Kitchen

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 12 □

Fastweb Coverage

Fireplace

Telephone System

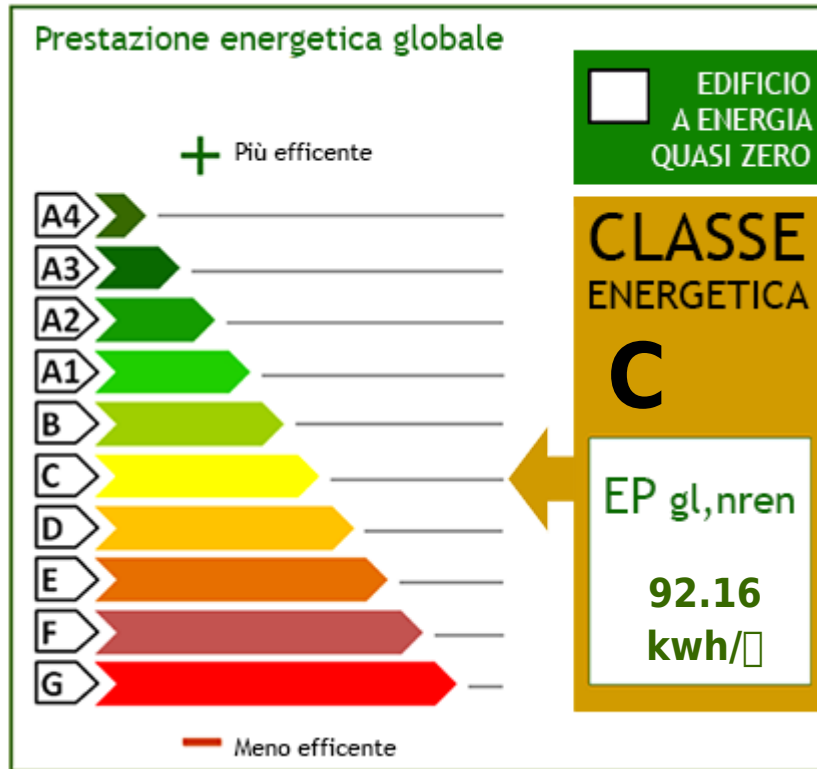
Wiring: By Law

Shower

Shutters

## Nearby

Public Transport





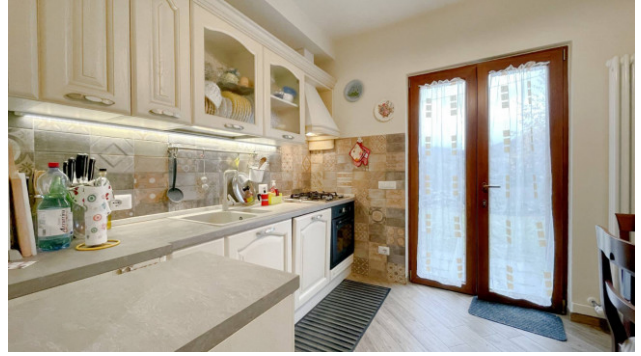
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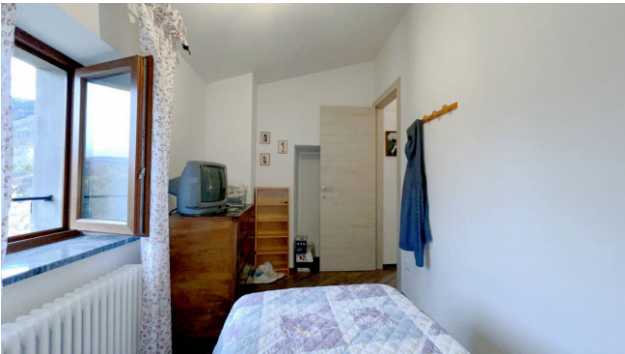
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