

# Townhouse a Bagni di Lucca Benabbio

**€ 265.000 negotiable**  
**Ref. 2158**



**380 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7**

CASA DEL BELVEDERE for Sale in Benabbio, in the Municipality of Bagni di Lucca (LU) Large terraced house with terrace and tavern. It is located in Benabbio, nestled about 500 meters above sea level, just 3.5 km from the spa town of Bagni di Lucca, where the air is fresh, the views open up suddenly, and the days still have the slow, authentic pace of Tuscan villages.

It's a three-sided, free-standing townhouse, completely renovated in the 1980s: solid, well-maintained, and ready to move in. Here, the authentic Tuscany can be felt from the terrace, heard in the rooms, and even felt as you walk outside, along the cobbled streets and overlooking the valley.

Benabbio is a bright town, rich in history and traditions. The Lima Valley is a succession of chestnut groves, streams, ancient bridges, and paths that lead to the heart of Bagni di Lucca, famous for centuries for its thermal baths, frequented by nobles and poets. Here, at least once in a lifetime, everyone comes to rediscover well-being and inner peace: among thermal caves, nature trails, traditional cuisine, and a vibrant area year-round. It's a welcoming and surprising place.

Casa del Belvedere tells its story through its spaces, room after room.

The second basement level is accessed from the street in front of the building into a small garden. An olive tree overlooks the valley, while a loggia and a woodshed exude the scent of the seasons and a tranquil life. It's a discreet utility space.

On the first basement level, an entrance leads to the tavern: an intimate space perfect for gatherings, dinners, and stories in front of the wood-burning fireplace. This area also houses the boiler room, a storage room, a bathroom, and two cellar rooms with external access: practical spaces that reflect the home's practical and functional soul.

On the ground floor, you enter the true heart of the home: a courtyard in front of the house leads to the main entrance. Inside, there's a bathroom, two hallways, a double bedroom, a living room with a fireplace, a dining area, and a kitchen. Then there's the terrace. The most beloved spot, the one that gives the house its name. From here, you can see the village, the valley, the clear skies, and the evening lights that light up like little stars over the hamlet. It's a space that invites you to live outdoors, to breathe in nature, and to slow down.

On the first floor, the house offers peace and privacy: a hallway, a second, spacious living room (convertible into an additional bedroom), a bathroom, and two bedrooms. This is the floor of summer nights, of the silence that settles over the rooftops and the dreams that unfold between the windows.

It is equipped with an independent heating system with both a wood-fired and diesel boiler, ensuring warmth and independence throughout the year, even in the coldest months.

Casa del Belvedere can be a primary residence, a peaceful retreat, a vacation home, or a tourist investment in an increasingly sought-after location, even among foreign visitors. It's a home ready to move into and welcoming, with a solid structure and generous spaces.

Here the gaze opens and thoughts stop.

This is Casa del Belvedere: a Tuscan home with a soul.

It is located in the Province of Lucca, in the municipality of Bagni di Lucca, and an hour's drive from all the major tourist centers of Tuscany and Versilia.

Public transportation to town and the train station 10 km away. Shops and other amenities: 5 km - Bagni di Lucca 5 km - Lucca: 30 km - Pisa: 50 km - Versilia: 65 km - Florence: 103 km - Garfagnana: 33 km - Abetone: 40 km.

Energy Class G - EPgl, nren 437.21 kwh/m2 per year.

Net floor area 380 sq m - Usable living area 185 sq m - Cellars 70 sq m - Garden 93 sq m - Basement 55 sq m - Terrace 18 sq m

For sale. Townhouse. Tuscany. Lucca. Bagni di Lucca.

For information, contact us at 347/3225117 or info@selectimmobiliare.com.

## Property Informations

**Zip Code:** 55022

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 7

**State of Preservation:** Good

**Level:** Multi-Storey

**Total Floor:** 4

**Current Status:** Free to the contract

**Terrace:** Present, 18 sq.m

**Garden:** Private, 93 sq.m

**Kitchen:** Kitchenette

## Features

Terrace: 18

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar: 70

Fastweb Coverage

Fireplace

Telephone System

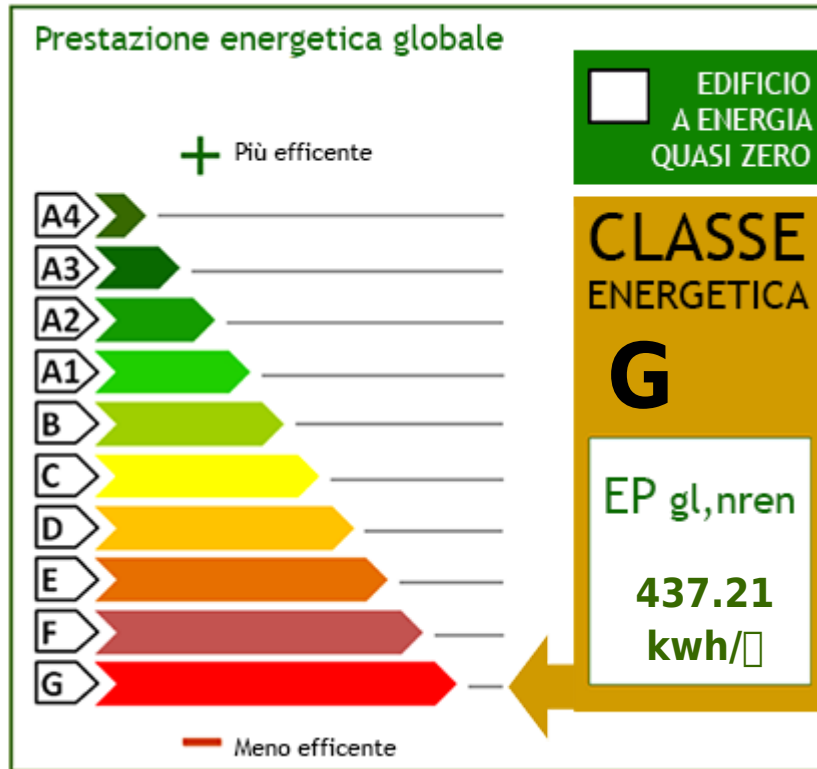
Shower

Wooden Window Frames

Shutters

## Nearby

Public Transport





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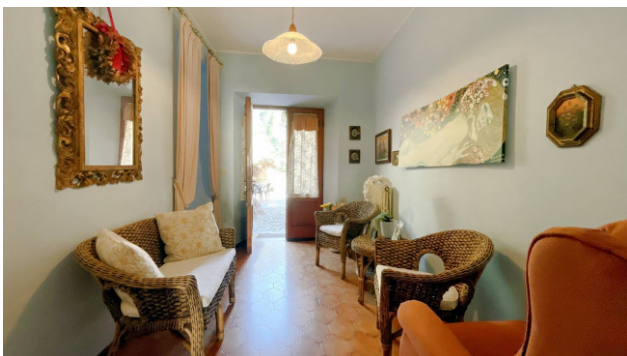
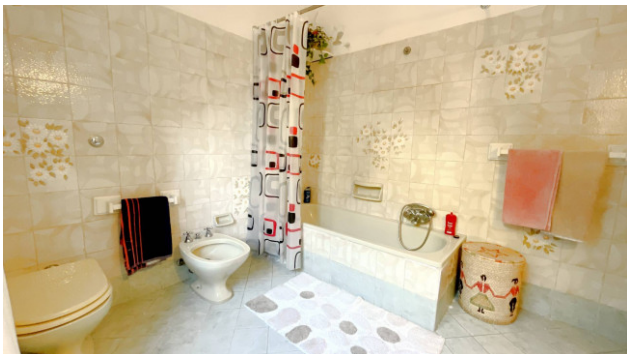
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