

## Villa a Bagni di Lucca

### Confidential Negotiation

Ref. 859



**370 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 13**

Villa for sale in Tuscany of 370 sqm. profits on three levels, in addition to the panoramic terrace/Loggia of over 100 square meters. on top of a small hill behind the village, surrounded by greenery in a panoramic position of absolute privacy, with a private garden surrounded by Mediterranean maquis. The villa is accessed via comunale by means of iron gate, and you get to park in the loggia. The House is currently in two units of dwelling. The first unit, and also the larger, ground floor: large Loggia, Tavern with a nice fireplace, kitchenette, bathroom with shower, three large rooms in the cellar and small external storage compartment; on the first floor which is accessed by an external staircase, or from internal spiral staircase, has an entrance hall, kitchen, dining room, living room with fireplace and terrace overlooking the Valley, landing, four bedrooms, one single and three double bedrooms, bathroom with shower, and large bathroom with bathtub. The second unit on the first floor is composed of entrance, hallway, kitchen partially habitable, living/dining room with fireplace, double bedroom, bathroom with shower, single bedroom. The basement other vadher for cellar and boiler. Complete the villa the surrounding garden of approximately 1,600 square meters. It offers a splendid view of the village below and the Tuscan hills, with automated vehicle access and various plants typical of the place. Certified plants and oil heating. Commercial surface mq. 690. Usable area sqm. 370 sqm. Shops and other one: 1 km-Lucca: 22 km-Pisa: 45 km-Versilia: 55 km-Florence: 95 km-Garfagnana: 25 km-Abetone: 40 km. Unit number 1-energy efficiency class G-IPE 193.52 kwh/sqm year-EPI 107.138 kwh/m2 year Housing Index. Unit number 2-energy efficiency class G-IPE 20203.80 kwh/sqm year-EPI 15041.70 kwh/m2 year Housing Index.

### Certification

Energy Class: G

EPI: 193.52 kwh/□

## Property Informations

Bedrooms: 6

Bathrooms: 4

Rooms: 13

State of Preservation: Good

Level: Multi-Storey

Total Floor: 3

Current Status: Free to the contract

Balconies: Present, 19 sq.m

Garden: Private, 1.600 sq.m

Kitchen: Regular Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

## Nearby

Gyms

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

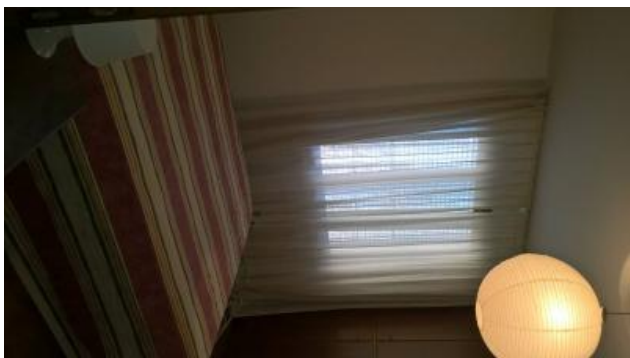
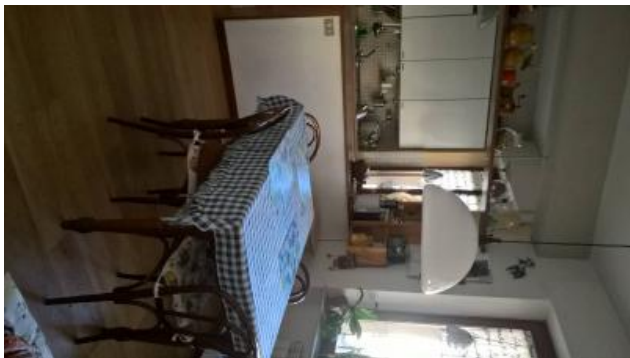
Kindergarten

Elementary Schools

Schools

Cafe

Post Offices



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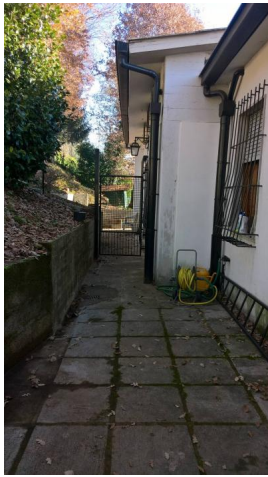
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