

Villa a Bagni di Lucca

Confidential Negotiation

Ref. 523



420 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 11

Bagni di Lucca, between the hills of the Tuscan-Emilian Apennines, as if to give her some semblance of mountain climatic resort despite its 150 metres above sea level, located at the confluence of the Lima torrent with the Serchio River, from which they take their name the valleys themselves, can be considered a haven of peace and serenity. The characteristics, combined with the friendliness of its inhabitants and the mild climate make this place an ideal destination for tourists and visitors. Beautiful villa located close to the famous highly rated spas, located in a hill overlooking the village always sunny. The villa is accessed by road through vehicle access with automatic gate. The villa is divided into two units, each unit comes with a private entrance. The House has a large garden with a gazebo and a table for outdoor dining in complete relaxation among the scents of the countryside, and a parking area. The smallest apartment, located on the ground floor of the villa, with a total area of approximately 103 square meters, consists of large living room inside, with a large sofa in front of a magnificent fireplace, TV and a nice table that can accommodate up to 8 people. The kitchen is habitable, and is equipped with all appliances and comforts. We then find a hallway that acts as a filter to the two double bedrooms and bathroom with shower and bathtub. The largest apartment, located on the ground floor, first and second, for a total area of about 350 square meters, comprises of large entrance hall and stairs to the first floor, living room with fireplace and big sofas overlooking a terrace partly covered, large kitchen with BBQ which opens onto beautiful porch for outdoor dining, sleeping area consisting of a central hallway, two double bedrooms, bathroom with shower and tub, studio overlooking terrace, master bedroom with en suite bathroom and closet area; on the second and last floor we find an attic converted into a room and two rooms attic/attic; on the ground floor there is a garage, a loggia, a tavern with fireplace and oven. Nice garden for about 2500 square meters. Possibility to build a swimming pool in the grounds. The villa is located in the province of Lucca, in the heart of Bagni di Lucca, an hour's drive from all major tourist centres of Tuscany. Shops and other one: 1 km-Lucca: 26 km-Pisa: 50 km-Versilia: 60 km-Florence: 100 km-Garfagnana: 28 km-Abetone: 40 km. Unit 1

energy class F-IPE 159.94 kwh/sqm year-EPI 101.999 Housing Index; Unit 2 energy class C-IPE 93.746 kwh/sqm year-EPI 56.652 Housing Index.

Certification

Energy Class: C

EPI: 93.75 kwh/□

Property Informations

Bedrooms: 5

Bathrooms: 3

Rooms: 11

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 4

Parking: Uncovered Parking

Carport: Present

Current Status: Free to the contract

Balconies: Present, 5 sq.m

Terrace: Present, 45 sq.m

Garden: Private, 2.500 sq.m

Kitchen: Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Nearby

Tennis Courts

Playgrounds

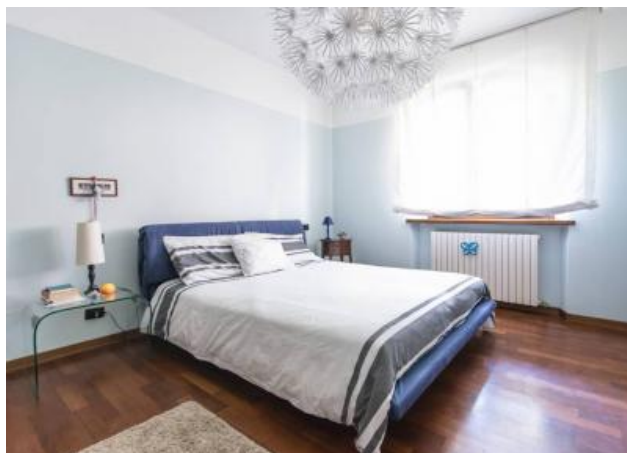
Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices



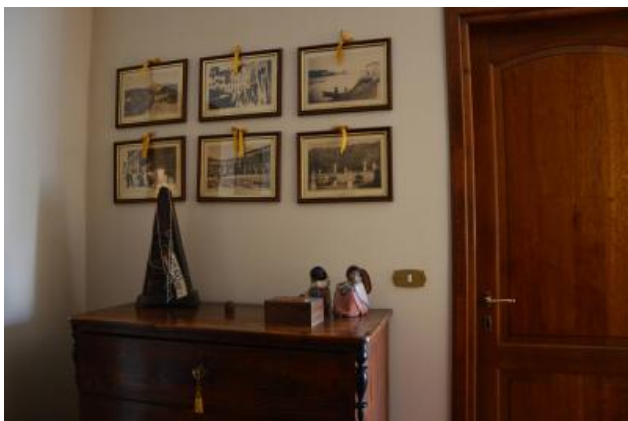
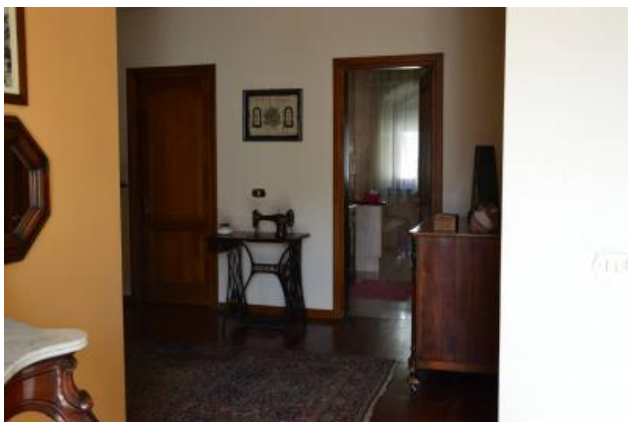
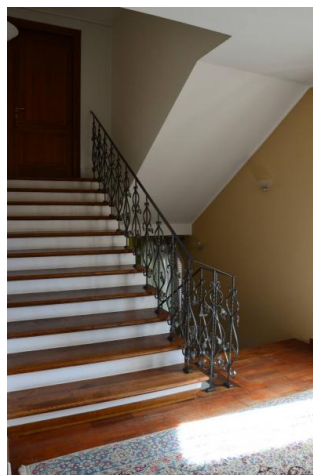
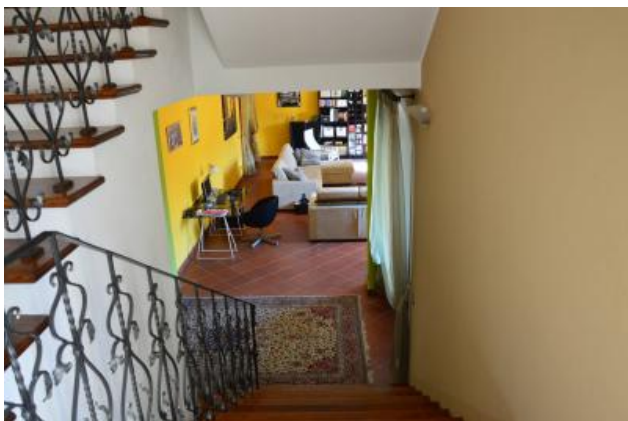
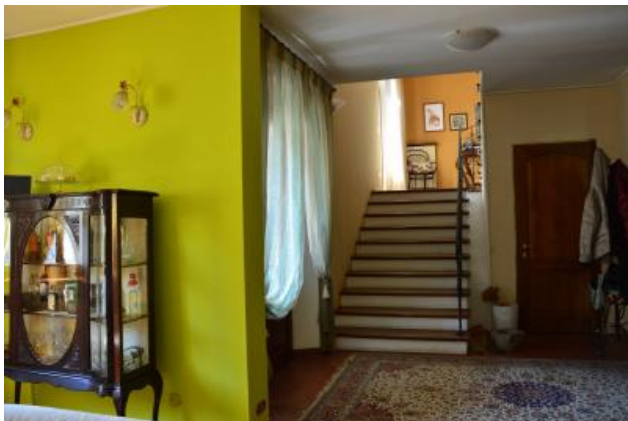
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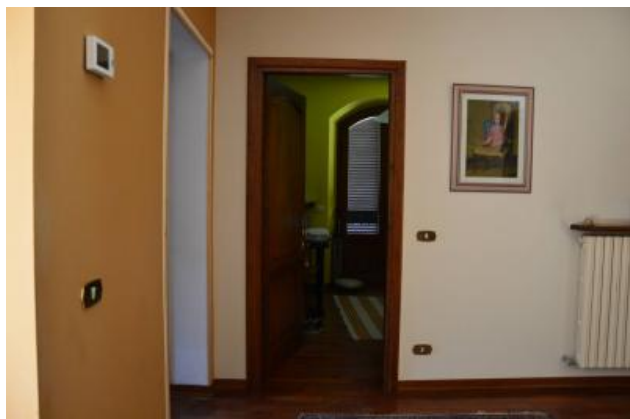
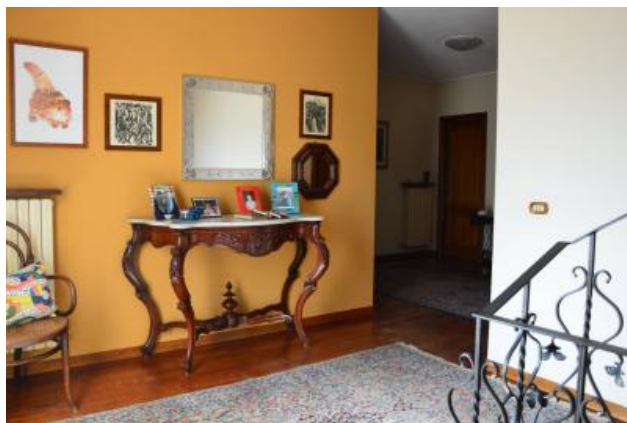
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