

Townhouse a Bagni di Lucca Brandeglio

€ 53.000
Ref. 1578



130 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 7

"CASA DEL FUNGO" - Townhouse for sale on three floors of approx. 130 gross including cellars, with land on which an old metato stands, as well as woodlands for over one hectare.

Brandeglio is a small town of medieval origin in the green hills of Bagni di Lucca, surrounded by the peace and silence that run free, among the green vegetation of the chestnut woods. Located at 640 meters above sea level, it is about fifteen minutes from the capital, forty minutes from Lucca, an hour from Pisa and the Abetone ski resort, an hour and a quarter from the Versilia sea, an hour and a half from Florence. . The small residential center is made up of a handful of out-of-this-world houses, where you can relax and abandon all thoughts outside the door, with no shops, clubs or other services that can be found in the nearby capital, with the exception of a bar that doubles as a from a restaurant.

The property for sale consists of two real estate units, a main house, a secondary building (metato), a vegetable garden and several wooded land mainly chestnut for about one and a half hectares. The main house is located on the outskirts of the small village at the gates of the wood. The building was originally born from an old metato, subsequently modernized and enlarged in 1968, so it only partially maintains the classic Tuscan style. It is distributed on three levels, with a basement easily accessible also from an external

door that opens directly onto a street, but also communicates with the interior via a wooden staircase, a ground floor where the living area is located, with entrance, kitchen, dining room and bathroom, and a third level where the sleeping area is located with two bedrooms and a third passage, which can be used as a bedroom or wardrobe. Usable living area including cellars sqm. 90. The property is connected to the sewerage, aqueduct and electricity, has no heating system, needs a modest distribution and plant restructuring, while the roof has been fixed a few years ago.

The other service building to the house is an old metato of about 25 square meters. Located a short distance from the main building, and consists of a room over the attic, located at the gates of the forest on a plot of about 330 square meters, placed in a dominant and panoramic position over the town and the entire valley. Included in the sale are some wooded plots, mainly chestnut trees, arranged in a leopard patch on the territory of the town. Energy Class G - IPE 248.34 kwh / sqm year.

Suitable as a main residence or as a second home immersed in the tranquility of the Tuscan hills.

The building is located an hour and a half by car from all the major tourist centers of Tuscany.

Gross surface sqm. 130 - Usable area of the house including cellars sqm. 90 - Metato area sqm. 25.

Shops and services: Bagni di Lucca 9 km - Lucca: 35 km - Pisa: 55 km - Versilia (Sea): 60 km - Florence: 110 km - Garfagnana: 35 km - Abetone (Ski): 40 km. Energy Class G - Ipe 248.34 kwh sqm / year.

Tuscany. Lucca. Baths of Lucca. Townhouse.

For information contact us at 347/3225117.

Certification

Energy Class: G

EPI: 248.34 kwh/□

Property Informations

Bedrooms: 3

Bathrooms: 1

Rooms: 7

State of Preservation: Discreet

Level: Multi-Storey

Total Floor: 4

Current Status: Free to the contract

Garden: Private, 330 sq.m

Kitchen: Regular Kitchen

Features

Tv Antenna: Autonomous

Cellar: 30 □

Fireplace

Shower

Wooden Window Frames

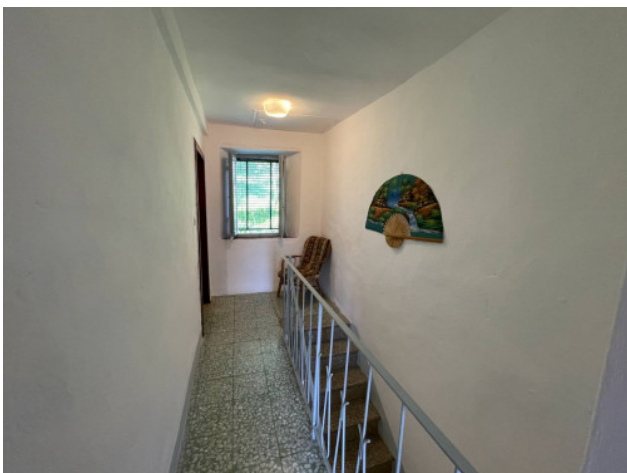
Nearby

Public Transport



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