

# Townhouse a Bagni di Lucca

## € 70.000 negotiable

### Ref. 1667



**75 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Sale town house called "CASA DEL FABBRO" nestled in a small hamlet of houses on the edge of a hill, in the town of Bagni di Lucca, at 1.5 km from the Centre and close to all amenities. At the foot of the Tuscan hills, near the famous thermal baths of Bagni di Lucca and its Casino, this small two-storey terraced house renovated for about sqm. 75 stores. You arrive by car public parking at 50 meters and up to around the House is accessed directly from the street. On the ground floor there is an entrance/kitchen and a small living room with fireplace. On the first floor we have two rooms, a Hall and a bathroom with shower. The unit is in good condition and maintenance and does not require any type of surgery. Heating system absent. Is present, besides the fireplace, pellet stove which manages quietly to heat the House. The property has been renovated in typical Tuscan style with terracotta floors and ceilings with chestnut wood beams and rafters. Is in the province of Lucca, in the town of Bagni di Lucca, an hour's drive from all major tourist centres of Tuscany and Versilia. Shops and other one: downtown to 1.5 km-Lucca: 25 km-Pisa: 50 km-Versilia: Florence: 50 km-90 km-Garfagnana: 27 km-Abetone: 40 km. Energy class E-IPE = 118,494 Kwh/m2. year. For information contact us at 347/3225117.

### Certification

**Energy Class: E**

**EPI: 118,494 kwh/□**

## Property Informations

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Restored

**Level:** Multi-Storey

**Total Floor:** 2

**Current Status:** Free to the contract

**Kitchen:** Kitchenette

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Fastweb Coverage

Fireplace

Parquet

Wiring: By Law

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Schools

Cafe





# **SELECT IMMOBILIARE**

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