

# Townhouse a Bagni di Lucca Lugliano € 65.000 negotiable Ref. 1940



**215 sq.m | Bathrooms: 1 | Bedrooms: 5 | Rooms: 8**

Townhouse for Sale called "CASA SAN ROCCO". The small and characteristic village of Lugliano is located 400 meters above sea level and is five and a half kilometers from the capital Bagni di Lucca. It can be reached from the Brennero state road, just after the bridge over the Buliesima stream. This ancient stronghold of the Suffredinghi family dominates the Lima valley and Ponte a Serraglio. The medieval structure of the town is still well recognizable with a road that runs along the entire boundary wall called by the villagers "top, middle, bottom". The oldest part of the town is the Castle located at the top. A popular tradition has it that the first nucleus of the town was built on the area occupied by a sacred wood in Giano (Iucus Jani). A ground-roof house built entirely in stone and to be restored, arranged on three floors including the basement, for a commercial area of about 215.00 square meters is sold. and a useful area of about 115 square meters. The house is accessed directly from the municipal road in front of San Rocco. In the basement, which is accessed from the internal stairs, we have three rooms used as a cellar for about 57 square meters. useful, and three loggias for about 28 square meters. in addition to the garden / vegetable garden for an area of 80 square meters. The ground floor consists of the classic central entrance and the side rooms, and we have a kitchen with fireplace, a very bright living room overlooking the terrace. From the terrace we have an incomparable view of the village and the surrounding green hills. On the terrace we have two storage rooms respectively one on the right and the other on the left. On the ground floor we have two other rooms that we can easily use as a study or bedrooms. On the first floor we have four other rooms, the hallway and a bathroom with shower. The property is to be restored especially in the fixtures and systems. The building is located in an area of the town that is not easy to access, except with small cars. Public parking and about 50 meters. The house is located 5 minutes by car from all services and from the main road at the bottom of

the valley. The property is located in the province of Lucca, in the municipality of Bagni di Lucca, an hour's drive from all the major tourist centers in Tuscany. Shops and services: 5.5 km - Lucca: 30 km - Pisa: 45 km - Versilia (Sea): 55 km - Florence: 100 km - Garfagnana: 30 km - Abetone (Ski): 42 km. Energy Class G - EPgl, nren 486.82 kwh / mq. year. For information contact us at 347/3225117.

## Property Informations

**Zip Code:** 55022

**Bedrooms:** 5

**Bathrooms:** 1

**Rooms:** 8

**State of Preservation:** Be Restored

**Level:** Multi-Storey

**Total Floor:** 3

**Current Status:** Free to the contract

**Terrace:** Present, 25 sq.m

**Garden:** Private, 80 sq.m

**Kitchen:** Regular Kitchen

## Features

Terrace: 25 □

Closet

ADSL Coverage

Cellar: 57 □

Fastweb Coverage

Fireplace

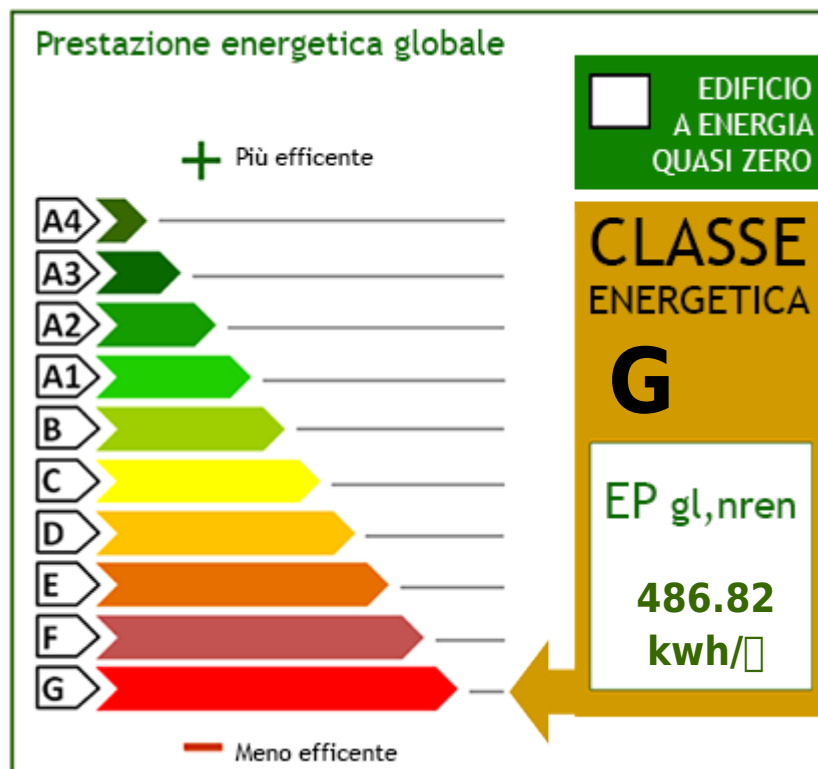
Shower

Wooden Window Frames

Shutters

## Nearby

Public Transport



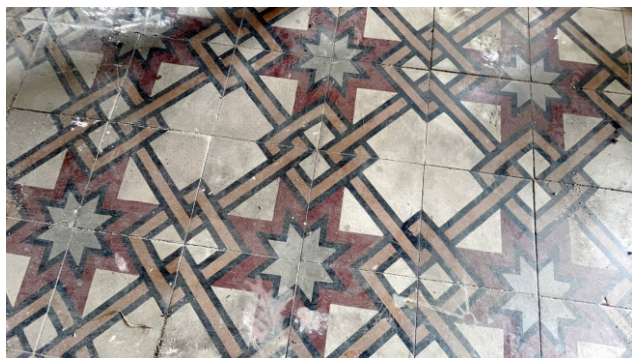




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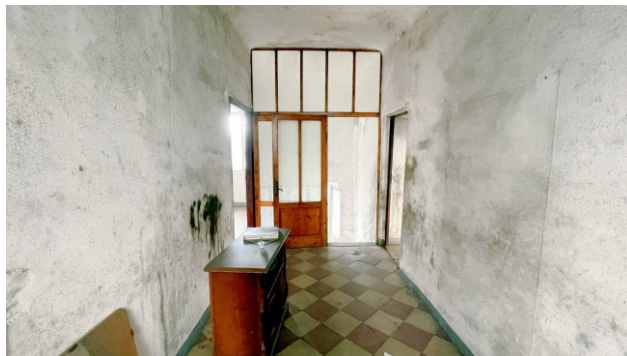
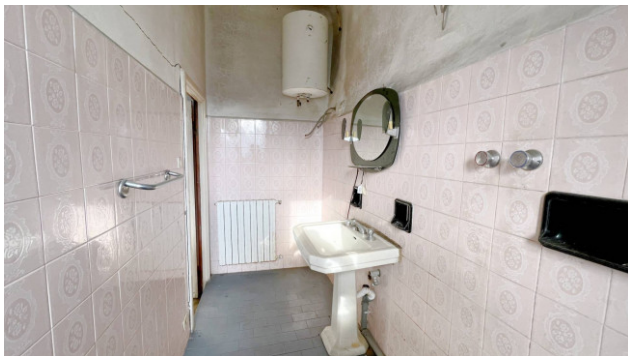




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