

## Townhouse a Bagni di Lucca Benabbio

**€ 28.000 negotiable**  
**Ref. 2014**



### **40 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

CASSETTA DEL CLERO - Sale of a partially renovated stone house in a lively and sunny fraction of the municipality of Bagni di Lucca, located about 500 meters above sea level.

This is the town of Benabbio, very close to the capital Bagni di Lucca, and a few km from all the main services.

At the foot of the Tuscan hills, this very small, partially renovated house of about 40 square meters is for sale. commercial on three floors with cellar and small covered outdoor area.

Like the classic Tuscan style, wood and stone are the masters.

The house is accessed directly from the municipal square in front of it and is located close to the Church of the Oratorio dei Santi Filippo e Giacomo. Public parking practically in front of the house.

On the ground floor we have a single room used as a living area with kitchenette.

On the first floor, which can also be accessed via iron stairs, we have a bedroom and bathroom with shower.

In the basement with access only from the outside we have the cellar and a few steps away is the covered outdoor space of approx.

The house is to be finished, the finishes and systems are missing. Very pretty and suitable mainly as a very small second home.

It is located in the Province of Lucca, in the municipality of Bagni di Lucca, and an hour's drive from all the major tourist centers of Tuscany and Versilia.

Public transport in town and station 10 km away. Shops and more: 5 km - Bagni di Lucca 5 km - Lucca: 30 km - Pisa: 50 km - Versilia: 65 km - Florence: 103 km - Garfagnana: 33 km - Abetone: 40 km.

Gross area sqm. 40. Useful area of the house sqm. 20. Cellar sqm. 10. Garden sqm. 20.  
 Energy Class G - Global Energy Performance Ep<sub>gl</sub>, nren 464.24 kwh / m<sup>2</sup> year.  
 Sale. Townhouse. Baths of Lucca. Lucca. Tuscany.  
 For information contact us on 347/3225117.

## Property Informations

Zip Code: 55022

Bedrooms: 1

Bathrooms: 1

Rooms: 2

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 3

Age Construction: 1900

Current Status: Free to the contract

Terrace: Present, 10 sq.m

Garden: Private, 20 sq.m

Kitchen: Kitchenette

## Features

ADSL Coverage

Cellar: 10 □

Fastweb Coverage

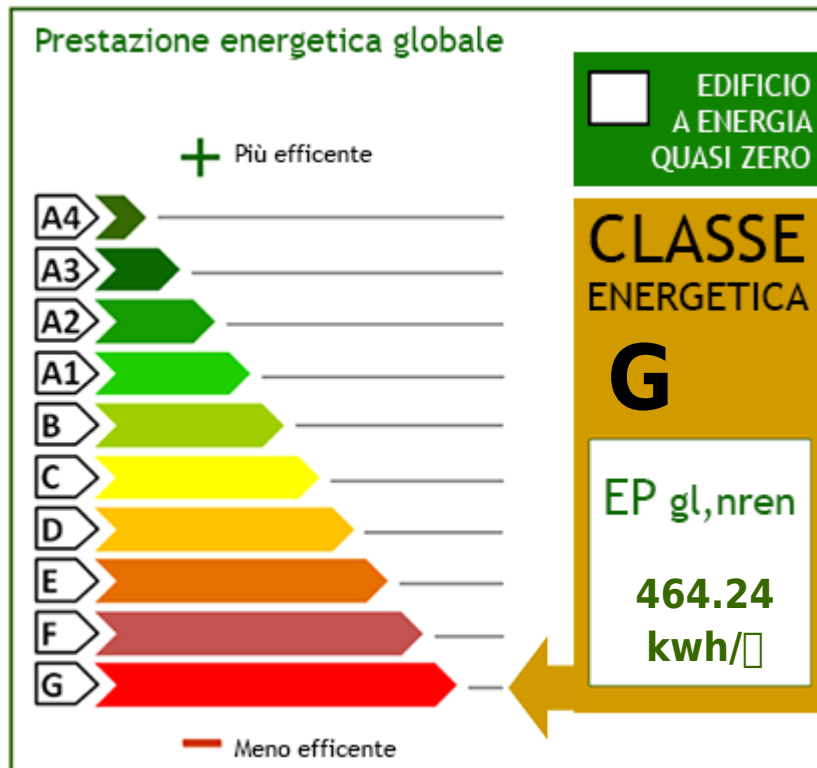
Shower

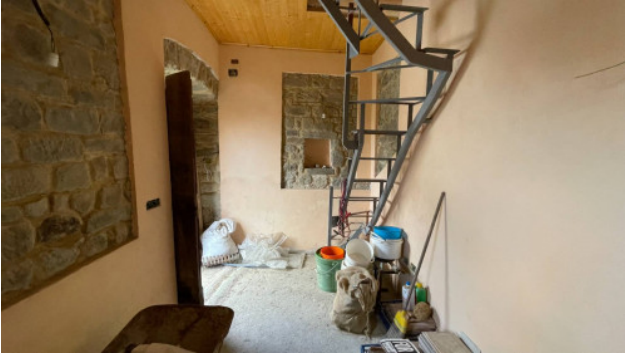
Wooden Window Frames

## Nearby

Public Transport

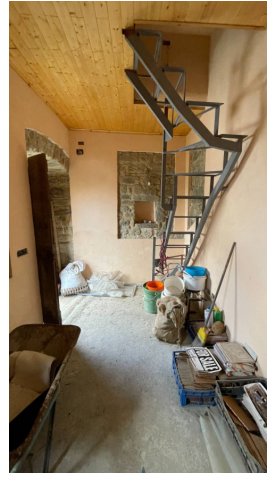
Cafe





**SELECT IMMOBILIARE**

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