

## Cottage a Bagni di Lucca Casabasciana € 130.000 Ref. 2040



### **260 sq.m | Bathrooms: 2 | Bedrooms: 5 | Rooms: 10**

Sale Independent villa called "CASA BAUDROCCO", located in the hilly village of Casabasciana in the municipality of Bagni di Lucca. We are located in the Lima River Valley, approximately 570 meters above sea level, immersed in the green and peaceful valleys of the Tuscan Apennines.

The capital Bagni di Lucca, about 9 km away, is known above all for its thermal springs, whose history has very ancient origins, so much so that they were already well known even in Roman times.

In more modern times, the thermal baths of Bagni di Lucca were frequented by pilgrims along the Via Francigena, but it was when Napoleon's sister, Elisa Bonaparte, decided to make the town an international tourist destination that Bagni di Lucca took off, making that the spa establishments were modernized and rebuilt by the best architects of the time.

The building directly overlooks the main square of the ancient village of Casabasciana, already mentioned in a parchment from the year 918, and can only be reached on foot. Public parking 50 meters away.

It has a total useful surface area of approximately 152.00 m<sup>2</sup>. and commercial area of approximately 260.00 m<sup>2</sup>, cellars 78.00 m<sup>2</sup>.

The house is on three floors including the basement used entirely as cellars.

On the ground floor we have the entrance, on the left the dining room, followed by the living room with fireplace, hallway, kitchen with fireplace and old coal stove, bathroom with sink and toilet, and another living room.

To enter the ground floor of the property there are two access doors which could be very useful in the event of a division into two real estate units.

From the stairs at the entrance we go up to the first floor where we have a hallway, five double bedrooms, one with a balcony, a sitting room with fireplace and a bathroom with tub.  
 In the basement there are cellar rooms as large as the building with access both from the outside and from internal stairs.  
 Old building that needs the construction of the heating system and modernization of the systems and fixtures.  
 Suitable both as a main or secondary residence but also as a small B&B.  
 It is located in the Province of Lucca, in the municipality of Bagni in the Lima River Valley, an hour's drive from the major tourist centers of Tuscany. Public transport in the village.  
 Distances: Shop: 9 km - Bagni di Lucca: 9 km - Castelnuovo di Garfagnana: 36 km - Lucca: 34 km - Pisa (airport): 70 km - Versilia (sea): 60 km - Florence: 103 km - Abetone (slopes from ski): 36 km.  
 Energy Class G - EPgl, nren 172.28 kwh/m2. year.  
 Commercial surface m2. 260.00 - Useful living area sqm. 152.00 - Cellar surface m2. 78.00.  
 Tuscany. Lucca. Baths of Lucca. Independent Villa.  
 For information contact us on 347/3225117.

## Property Informations

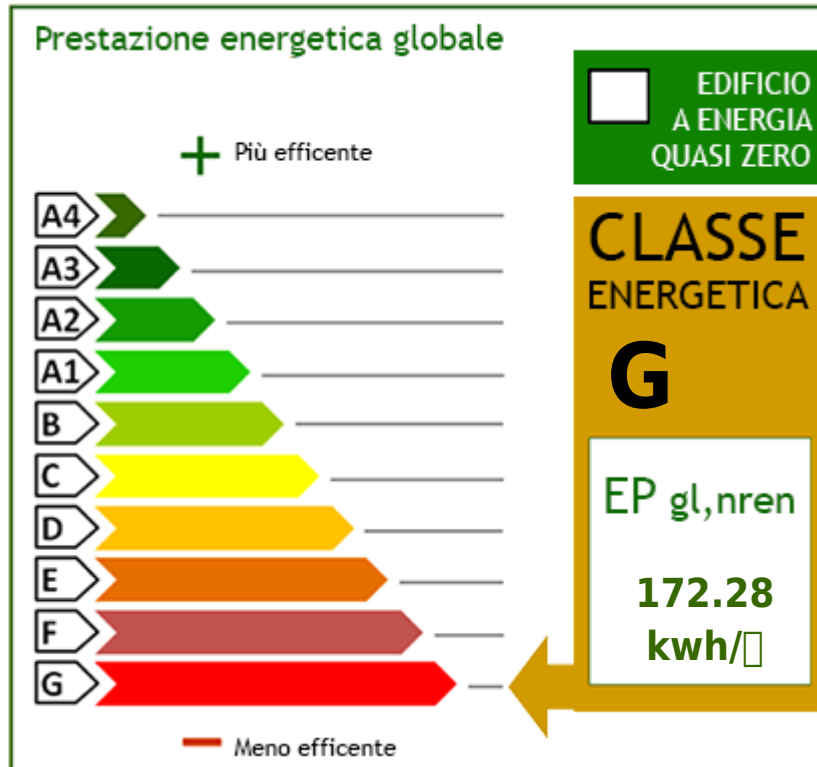
<b>Zip Code:</b> 55021	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 2	<b>Rooms:</b> 10
<b>State of Preservation:</b> Discreet	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 3	<b>Current Status:</b> Free to the contract
<b>Balconies:</b> Present, 6 sq.m	<b>Kitchen:</b> Regular Kitchen

## Features

Tv Antenna: Autonomous	Closet	ADSL Coverage
Cellar: 78 □	Fastweb Coverage	Fireplace
Telephone System	Shower	Wooden Window Frames
Shutters		

## Nearby

Public Transport	Cafe
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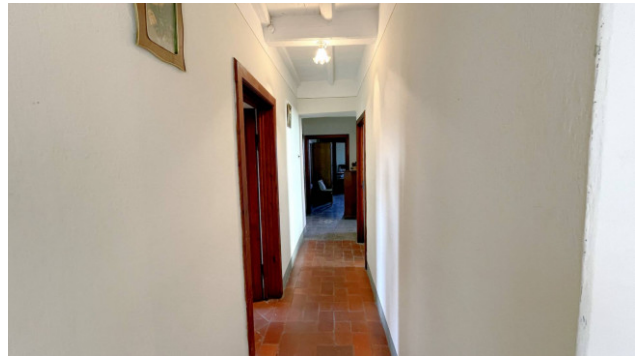
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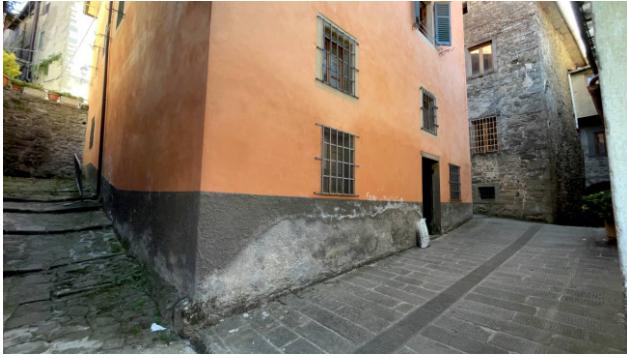
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