

Villa a Bagni di Lucca

€ 245.000 negotiable

Ref. 2050



350 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

Villa for sale in Tuscany called "AMETISTA" - In the immediate vicinity of the historic center of Bagni di Lucca (LU), this villa on two floors with a surrounding garden of approx. 350 commercial.

Bagni di Lucca is nestled in the mountains of the Tuscan-Emilian Apennines, almost giving it the appearance of a mountain health resort, despite its 152 meters above sea level.

It can be considered a true oasis of peace and serenity, decentralized from the major traffic arteries that pass by it in nearby Lucca (27 km) and Versilia (48 km).

All these characteristics combined with the friendliness of the inhabitants, the mild climate and its famous spas, make Bagni di Lucca an ideal destination for tourists and visitors.

The property, in the rear part, enjoys a beautiful view of the Lima stream, with clear and uncontaminated waters, with a strong tourist attraction, both for those who love nature and for those who want to have outdoor experiences on holiday and/or on weekends, thanks to the many possible river activities.

As regards the villa, spread over two levels, it is composed as follows: on the ground floor, where the main entrance of the house and the front garden are located, there is the large living area partially dominated by a wooden coffered ceiling with two terraces, one of which is covered, from the dining room and the adjacent kitchen with small balcony, hallway, double bedroom with dressing room and bathroom, another bedroom with balcony, toilet and closet.

On the floor below, partially basement, which can also be accessed via internal stairs, we have a wine cellar, laundry rooms, kitchenette and storage room, the beautiful tavern with wood-burning fireplace and the garage.

The property has direct access from the street in front, with external parking spaces and possibly in the garage.

Villa Ametista is immediately habitable, perfect as a permanent residence but also as a second home to enjoy your holidays and free time in one of the most evocative places in Tuscany, with its fabulous thermal waters in complete comfort, 1 km from center and all services.

All utilities are present and functioning: the electrical system, the heating system (powered by methane gas) - the water system (guaranteed through the connection to the municipal aqueduct).

Public transport very close and station 2 km away. Shops and more: 1 km - Lucca: 30 km - Pisa: 48 km - Versilia: 58 km - Florence: 100 km - Garfagnana: 28 km - Abetone: 35 km.

Energy Class G - EPgl, nren 351.36 kwh/m2. year.

Commercial surface area sqm. 350.00 - Useful surface area m2. 190.00 including basement - Garden sqm. 500 - Garage m2. 27.00.

For information contact us on 347/3225117.

Property Informations

Zip Code: 55022

Bedrooms: 2

Bathrooms: 2

Rooms: 6

State of Preservation: Good

Level: On two-levels

Total Floor: 2

Current Status: Free to the contract

Balconies: Present, 4 sq.m

Garden: Private, 500 sq.m

Kitchen: Regular Kitchen

Box: Single, 27 sq.m

Features

Terrace: 6 □

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Parquet

Telephone System

Shower

Wooden Window Frames

Shutters

Nearby

Spa

Football Fields

Fitness Centers

Tennis Courts

Playgrounds

Public Transport

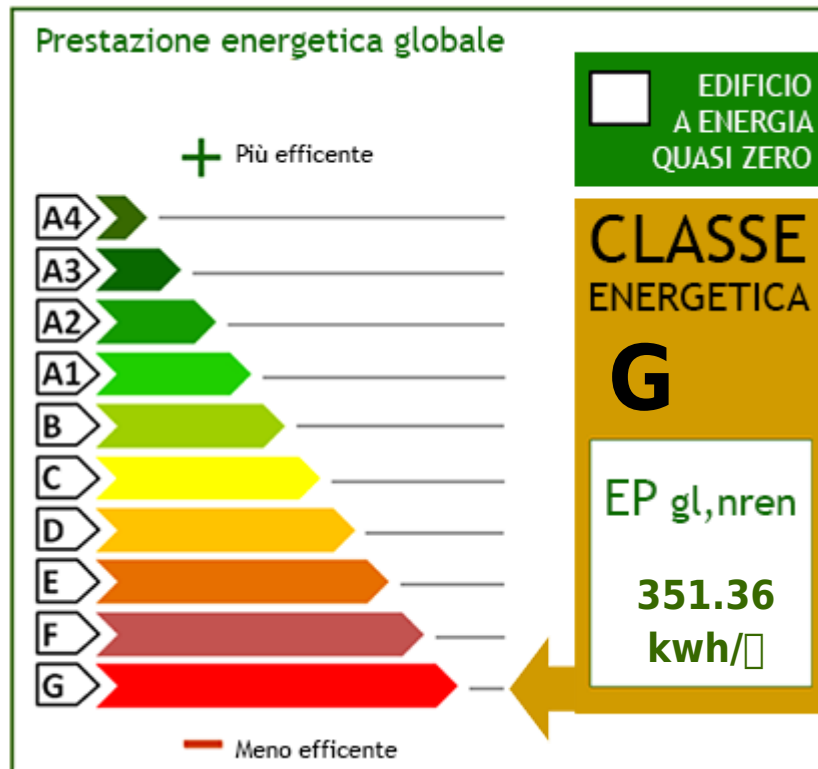
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