



Bagni di Lucca

FI - Toscana

€ 800.000

Lovely villa located in the center of Bagni di Lucca

Wonderful historic villa, dating back to the mid-1800s, located in the center of Bagni di Lucca. The elegant villa has kept its original charm with wooden beamed ceilings, vaulted ceilings, original floors, and beautiful stone stairs. The villa also boasts a beautiful and large private garden of about 600 square meters. In addition to the villa (consisting of three floors) there is also an annex (on two floors).

The villa is very bright thanks to large windows and from the property you have a wonderful view, not only of the houses around but also the surrounding mountains and hills.

The villa exudes character, history and elegance, and among locals, word has it, that Puccini used to frequent the house.

1850	3	3	5	10	600	380	G

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

ChangeHome

... Real Estate

REF. NO.
CH 206

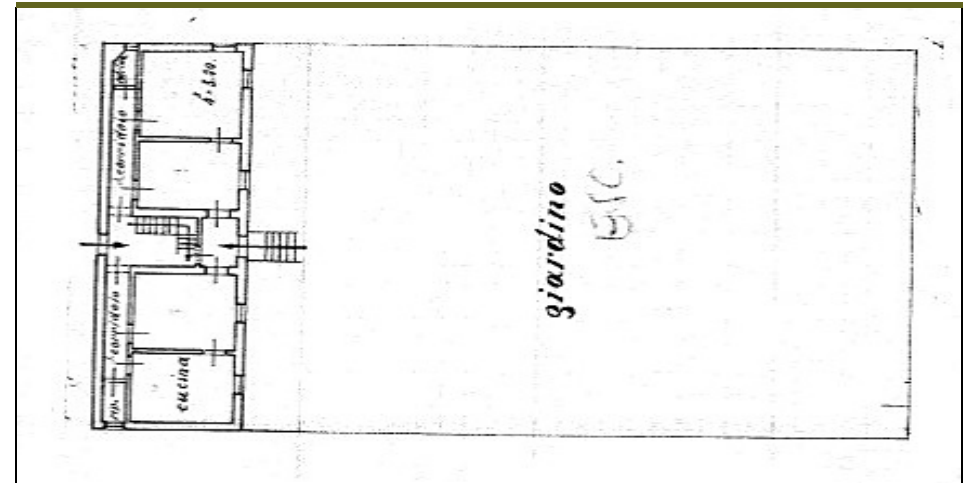
PROPERTY TYPE
Detached house

COST OVERVIEW when buying a "seconda casa"

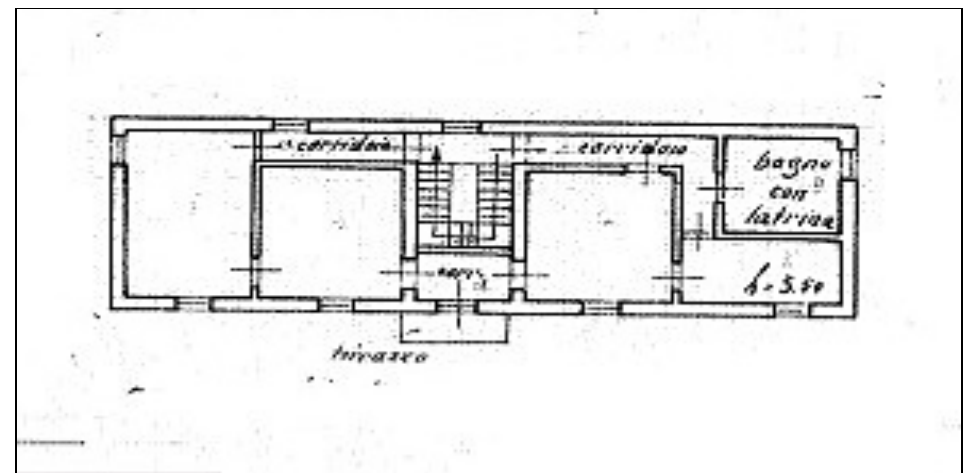
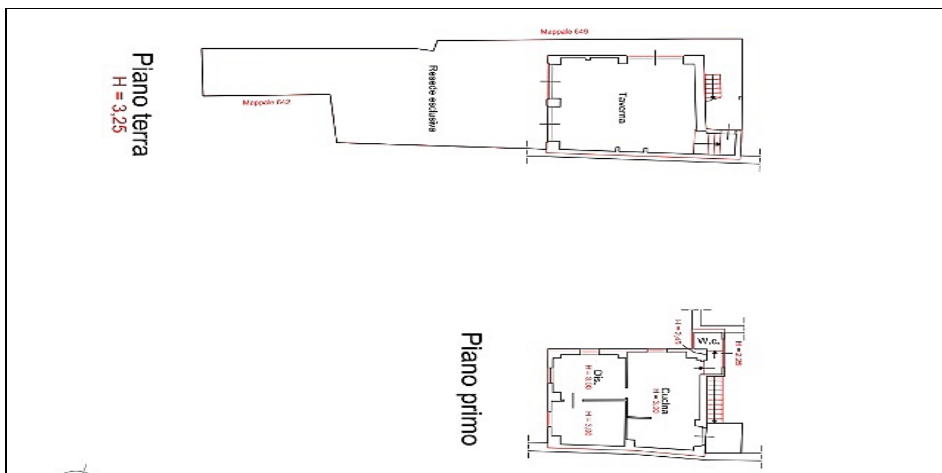
Asking Price	€ 800.000
Purchase tax and public fees	€ 15.153
Stamp duty and registration fee	€ 1.067
Notary	€ 9.600
Technical documentation (geometra)	€ 8.320
Agent commission	€ 24.000
VAT (on notary, technical documentation and agent fee)	€ 9.222
Total transaction costs	€ 67.362
Total purchase costs	€ 867.362

The above mentioned is merely an example of transaction costs and purchase costs, when acquiring a "seconda casa" in Italy. The calculation is indicative, and ChangeHome Real Estate assumes no responsibility for the accuracy of the information. We recommend you always seek qualified legal advice, when purchasing real estate. For any further information, don't hesitate to contact us.

FLOOR PLANS



Floor plans are not to scale and are for indicative purposes only. ChangeHome Real Estate assumes no responsibility for the accuracy of the plans.



REF. NO.
CH 206

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The villa is perfectly positioned in the heart of the town, close to all amenities

The house is surrounded by a large private garden, meticulously cared for.

In addition to the house, there is also an annex on the property - perfect for hosting guests.

SURROUNDING AREA

The villa is located in the center of Bagni di Lucca, and only a few minutes drive from Borgo a Mozzano, where you can see the famous bridge Ponte del Diavolo.

Bagni di Lucca is ideal for the active family, as it offers possibilities to go trekking, mountain biking, rafting ecc. in the local area.

Tuscany's largest ski resort, Abetone, is only an hour's drive from the house.

PROPERTY INFORMATION

Location	Bagni di Lucca
Province	FI
Region	Toscana
Property type	Detached house
Year built (estimated)	1850
Year renovated	
Surface area (sqm)	600
Living space (sqm)	380
Levels	3
Bedrooms	5
Bathrooms or half bathrooms	3
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	150
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	
Nearest airport	Pisa
Distance to nearest airport (km)	60
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Lucca, Pisa, Pistoia, Montecatini Terme