

for sale in Bagni di Lucca
€ 600.000
Ref. 1747



430 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 14

BAGNI DI LUCCA - INDEPENDENT HISTORIC RESIDENCE WITH PRIVATE GARDEN, PANORAMIC VIEWS, AND LARGE SPACES A special opportunity for those who dream of authentic Italy: wide open spaces, nature, history, and the timeless charm of Tuscany. A property with authentic charm in the heart of Tuscany, just steps from the Bagni di Lucca spa. In a picturesque setting nestled between a river, mountains, and nature, we offer for sale a significant, detached historic townhouse of approximately 430 m², featuring large rooms, high ceilings, fireplaces, and an atmosphere that retains all the charm of ancient Tuscan homes. A rare property for its size and versatility, currently comprising two residential units, as well as a workshop, warehouses, garage, cellars, an exclusive courtyard, and a splendid private garden of approximately 500 m², private and protected from outside views. Its location, very close to the Bagni di Lucca thermal baths and the town center, makes the property particularly attractive both as a large private residence and as an investment for the creation of a hospitality facility, holiday home, or a family home. The main residence A comfortable staircase leads to the first floor and the main entrance. Upon entering, the character of the property is immediately apparent: a large, elegant, and imposing central entrance harmoniously distributes the rooms, evoking the charm and proportions of period buildings. On one side, there is a large, bright living room with a fireplace, flanked by a separate eat-in kitchen. On the opposite side, a spacious living room with double windows and a large fireplace opens up, a particularly charming space, ideal for entertaining guests or spending quality time with family. The sleeping area comprises five double bedrooms and two bathrooms: one with a shower and a second, very spacious bathroom with a window and a bathtub. Continuing through a hallway, you reach another part of the property, consisting of a second living room/bedroom/study, kitchen, and bathroom. This layout

already offers great flexibility and allows for the easy organization of separate spaces for family, guests, or hospitality businesses. Ground floor: accessory spaces with great potential On the ground floor, the property features numerous rooms with ceiling heights exceeding 3 meters, each with functional access and internally connected both to each other and to the main house. These spaces are currently used as a garage, cellar, laundry room, storage areas, and workshops, as well as two bathrooms. Their size and versatility allow for multiple uses and conversions, subject to the necessary permits. At the front of the building is a large private courtyard, particularly convenient for parking. A secret garden in the greenery At the back of the house, directly accessible from the ground floor, lies one of the most delightful corners of the property: a private garden of approximately 500 square meters, immersed in privacy. Well-maintained and adorned with flowers and plants, it's a small oasis where you can spend time outdoors, read, dine with friends, or simply enjoy the silence and greenery of the Lucca mountains. The property has a private road that leads directly to the main street, to some private parking spaces and directly to the riverside promenade! The views of the landscape, the river, and the mountains give the property an authentic atmosphere, suspended between nature and history. The methane condensing boiler is about 5 years old, there is air conditioning, the external fixtures are made of wood, the internal fixtures have double glazing. In the first months of 2026, extraordinary maintenance work was carried out on the roof, ordinary maintenance of the sheathing was carried out, the plaster was redone and the facades were painted. in good condition, habitable immediately.

Certification

Energy Class: G

EPgInr: 180.00 kwh/□

Features

Code: 1747	Reason: Sale
Address: Strada Provinciale 18	Zip Code: 55022
Municipality: Bagni di Lucca	Total Square Meters: 430 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 14	State of Preservation: Good
Level: Multi-Storey	Total Floor: 2
Heating: Heating	Current Status: Free to the deed
Balconies: Present	Garden: Private, 500 sq.m.
Kitchen: Regular Kitchen	Box: Double
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools



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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





