



LUNIGIANA 2000

real estate

Ref. 220



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Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266
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Typical restored stone farmhouse



DESCRIPTION

Typical restored stone farmhouse surrounded by **23.811 sqm of land**, getting across by a picturesque stream all along the access driveway, situated in a private and tranquil position, just 5 mins drive away from a village with amenities and 7 km far from motorway exit.

The farmhouse (which was an old lookout tower house) comprises:

- entrance hall, kitchen, sitting room, bathroom, laundry room with shower, hall with oven and living room opening onto a portico with barbecue area and pergola of 35 sq m, to have relax en plein air, on ground floor;

- hall with study area, **two bedrooms** (one of which with fireplace), large dining room-air conditioned veranda, bathroom and staircase, leading to the garden, on first floor;
- charming sitting room, hall, **two double bedrooms** and bathroom on second floor.

Along the garden and the driveway there are outside lights and irrigation system. The property also includes horse stable (136 sqm) with a total coverage of 192 sqm, accessible through a typical old bridge over the stream and there is the possibility to build a further building of 110 sqm (as agreed with the Town Council).

TECHNICAL DETAILS

Internal surface

400 sqm

External surface

500 sqm

Noise Level

0 - very silent area

Water Source

River/Stream

Floors

3

Rooms

10

Bedrooms

4

Bathrooms

3

Garden

23811 sqm

Ground

23811 sqm

Court

580 sqm

Parking place

Yes

Terrace

Yes

Altitude a.s.l.

120

Energy class

86.47 Kw/h sqm

Status

Restored

Heating

Autonomo a gas propano

Furnished



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Yes

Category

B



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MESSAGES.PROPERTY_IMAGES





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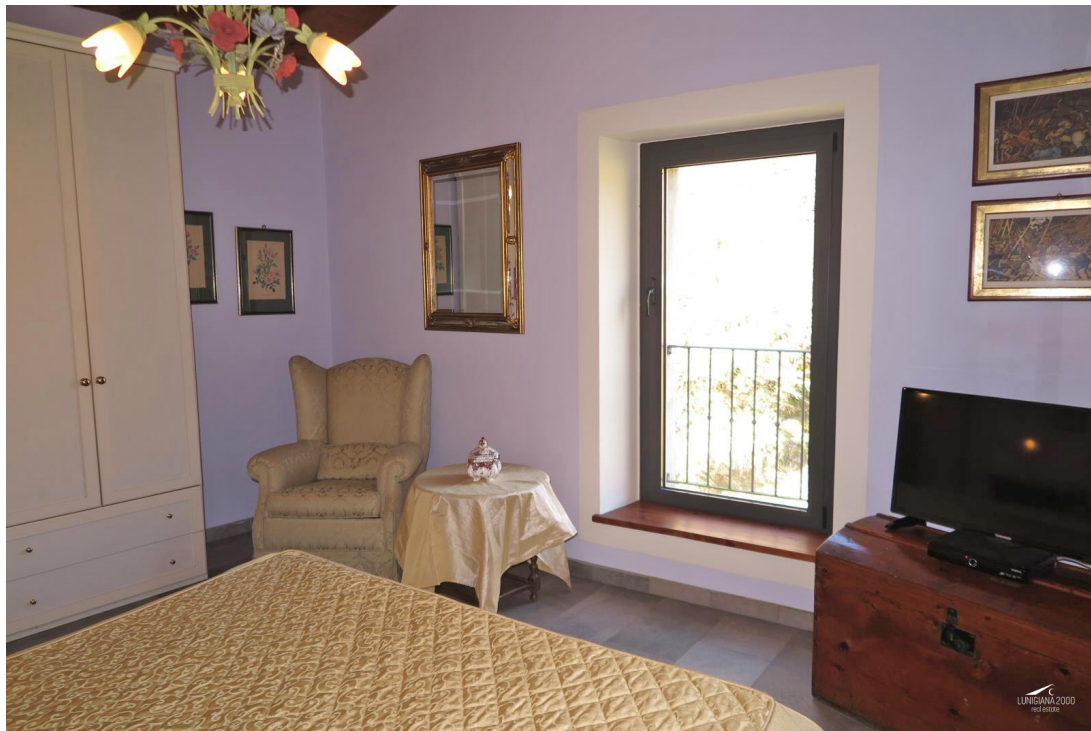
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