



# LUNIGIANA 2000

## real estate

**Ref. 191A**



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real estate

**Lunigiana2000 - Real Estate in Tuscany**

**Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266**

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## Restored stone farmhouse



### DESCRIPTION

Marvellous **stone farmhouse dated 1500** which has been tastefully restored with high standard quality materials in 2014.

The property is set in a very quiet area, but at the same time it is close to amenities and just 4 km far from Pontremoli motorway exit.

The farmhouse is approximately 500 sq m plus 30 sq m of **guest house** and comprises six bedrooms, 8 bathrooms, large kitchen and a large kitchen with fireplace and an apartment of 91 sq m with fireplace.

On the roof there are 4 **solar panels** to have hot water and a tank of 1000 litres and there is also water softener system.

The property is surrounded by **about 2 hectares of flat land** of which 9.000 sq of Park and the remaining is horse-gin.

There is a **swimming pool** (12 m x 5 m), 70 olive groves, 40 fruit trees and two age-old walnuts. There is a watering system and a well with drinkable water.

All the property is fenced plus a 4 m high hedge.

There is a video surveillance system comprising 28 cameras and an alarm.

The external and internal stone is dated the 15th century as well as the driveway that goes from the parking space to the farmhouse.

The property also includes an **horse-gin**, well equipped with a carousel for horses, 20 boxes with accident prevention floor, a saddlery and a room to wash and dry the horse in winter time.

The access of the horse-gin is through a private road with approximately 600 6 metre high cypresses.

There is an underground tank of 10.000 litres which can be automatically used when there is little water.

## TECHNICAL DETAILS

Internal surface

530 sqm

External surface

600 sqm

Noise Level

0 - very silent area

Water Source

Well

Floors

2

Rooms

15

Bedrooms

6

Bathrooms

8

Ground

20000 sqm

Swimming pool

60 sqm

Cellar



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Yes  
Parking place  
Yes  
Status  
Restored  
Heating  
Central heating (natural gas)  
Panoramic view  
Yes  
View over Appennino  
Yes

## Category

G



MESSAGES.PROPERTY\_IMAGES



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