



LUNIGIANA 2000

real estate

Ref. 026A



Lunigiana2000 - Real Estate in Tuscany

Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266
www.lunigiana2000.com - english.info@lunigiana2000.com

Characteristic stone farmhouse



DESCRIPTION

Beautiful **property tastefully restored** located in Bagnone, a village included in the list of the 10 most beautiful places in Italy in the province of Massa Carrara; positioned in the heart of Lunigiana it belongs to an ancient and mysterious land in the Italian region of Tuscany. The particular position of the house allows you to reach the Pontremoli and Aulla motorway exits in about 20 minutes, from which you can then reach more famous cities such as Pisa at a distance of 60 minutes, Florence about an hour and a half away, Viareggio at 30 minutes or Milan at about two hours of

travel.

The property starts from the automatic gate and the wide road paved in natural stone surrounded by flowers connects the main road to the house crossing the property; the path has a length of about 200

m and is marked by light installations positioned directly in the pavement.

Along this path you can find **two car parks** consisting of four parking spaces each, all connected to a

security and alarm system.

The main house

The main house consists of three floors

On **ground floor** you can find:

- two double bedrooms
- a large bathroom with window which includes both a bathtub and a shower
- the boiler room
- a large entrance with exit to the courtyard
- an outdoor dining area overlooking the valley where 12 people can be accommodated thanks to the beautiful Vietri table

Each room located on the ground floor has a private entrance and therefore an independent exit to the surrounding courtyard.

The **first floor** is the main floor of the house

The large entrance door in solid wood and shatterproof glass is perfectly positioned inside the ancient

stones of the house and allows access to a large entrance with cellar from which you can choose to enter the fireplace room directly communicating with the reading area or enter the dining area from which

you can access the heart of the house

- The large eat-in kitchen communicates directly with:
- the living room
- the dining room
- the bathroom
- stairs

Through the latter it is possible to reach both the ground floor and the upper floor

The **second floor** is configured as the master floor

The huge bedroom with balcony communicates directly with the elegant and majestic bathroom where

there is both a double shower and a bathtub.

Walking through the house you can appreciate the precious details that characterize it, such as for



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example

- the particular lighting of the internal staircase
- the precious wooden floor
- the Tuscan ceilings where it is possible to admire the chestnut wood beams
- the brilliant chandeliers in Swarovski and Murano
- bathroom cladding made entirely of fine Sicis mosaics
- professional kitchen

The guest house

The small building used for guests

Exactly in front of the main house you can find a small independent building dedicated to guests, an elegantly restored small stone building also rich in typical construction details.

The outbuilding is made up of

- double bedroom
- bathroom with window and shower
- underfloor heating

Positioned between the main house and the outbuilding there is a wonderful panoramic area where a sofa area has been created overlooking the valley.

The swimming pool area

Leisure area inserted in the farm

Less than 100 m from the main path you can find a majestic 60 m² recently built swimming pool equipped

with all modern technologies such as

- water flow
- bottom lighting
- automatic recycling
- cleaning robots
- outdoor shower

The swimming pool is inserted in a green park elegantly illuminated by light points inserted in the pavement and in support of the swimming pool there is a recently built building perfectly integrated with

the environment thanks to the large glazed openings; inside the same there are bathrooms with shower

and bathtub, bedrooms and kitchenette.

The Park

The green area of the property

All of the above is inserted within a vast farm extremely well cared for down to the smallest detail

The characteristic green park is made up of different elements that make the property unique; can



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be
found

- a centuries-old oak positioned in front of the main house of approximately 500 years of age
- a vineyard
- an olive grove
- a vegetable garden connected by an irrigation system
- an orchard
- a garden of exotic plants
- a private pond
- cellar for agricultural tools and garage with tractor

All decorated with dozens of different types of flowers that transform the environment according to the season

This is a unique property of its kind intended for lovers of green nature and a healthy life between seas and mountains.

TECHNICAL DETAILS

Internal surface

420 sqm

External surface

530 sqm

Noise Level

0 - very silent area

Water Source

Small lake

Floors

3

Rooms

11

Bedrooms

5

Bathrooms

5

Garden

12661 sqm

Ground

12661 sqm

Court

Yes

Swimming pool

80 sqm

Cellar

Yes

Parking place



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10 sqm
Terrace
Yes
Balcony
Yes
Altitude a.s.l.
300
Status
Restored
Heating
Autonomo a gas propano
Panoramic view
Yes
View over Appennino
Yes
Furnished
Yes

Category

G



MESSAGES.PROPERTY_IMAGES



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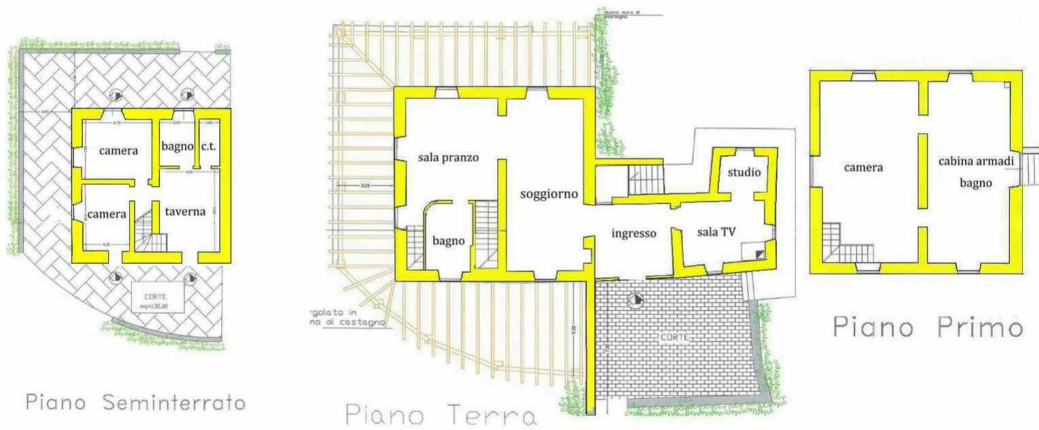


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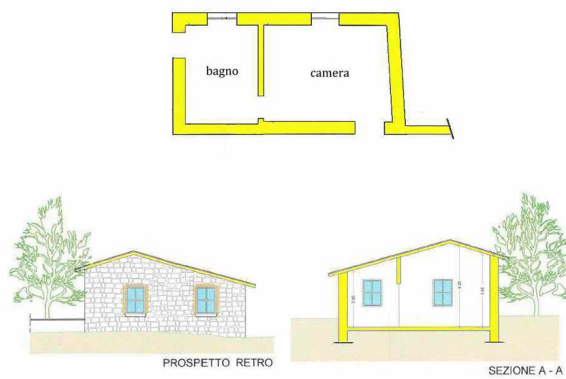


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