



# LUNIGIANA 2000

## real estate

**Ref. 244**



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**Lunigiana2000 - Real Estate in Tuscany**

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

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## Large villa



### DESCRIPTION

**Villa** (600 sq m) surrounded by over **2.000 sq m of flat land** situated in a residential area, a few hundred meters from facilities.

The property, built with high quality materials, is divided into two units, and comprises:

- **garage** (70 sq m), large taverna, laundry room, bathroom with shower and cellar on lower ground floor;
- **portico**, entrance hall, living room, with a large loggia, kitchen, portico, four double bedrooms, store room and two bathrooms on ground floor;

- hallway, living room with dining area and terrace, kitchen, with **terrace**, store room, five bedrooms, four of which with **terrace** and two bathrooms on first floor;
- attic area and **two terraces** on upper level accessible through a spiral staircase.

**Central heating (natural gas).**

## **TECHNICAL DETAILS**

Internal surface

600 sqm

External surface

680 sqm

Noise Level

0 - very silent area

Floors

3

Rooms

14

Bedrooms

8

Bathrooms

5

Garden

2154 sqm

Ground

2154 sqm

Court

2154 sqm

Cellar

175 sqm

Garage

70 sqm

Parking place

Yes

Terrace

90 sqm

Balcony

80 sqm

Porch

26 sqm

Altitude a.s.l.

180

Energy class

124.80 Kw/h sqm



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Status

Habitable

Heating

Central heating (natural gas)

Panoramic view

Yes

View over Appennino

Yes

## Category

E



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**MESSAGES.PROPERTY\_IMAGES**





  
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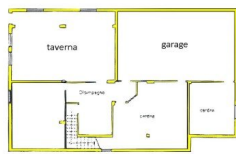
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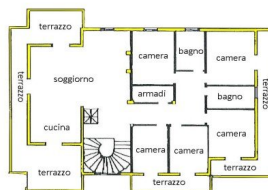


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