



LUNIGIANA 2000

real estate

Ref. 064A



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Stone country house



DESCRIPTION

Beautiful **country house** which was formerly the summer residence of the Diocese of Pontremoli, dated 1826, with cellars and undercroft dating back to the 1580s.

The house is a former mill, in an elevated position overlooking fields and the River Gordana. It has adjoining **outbuildings** including the old village school.

The **Casa Principale** has 5 double bedrooms and 3 bathrooms and a guest toilet, and a large number of reception rooms, some with historic frescoed ceilings.

The adjoining farm cottage, **Casa Colonica**, has 4 bedrooms, 2 bathrooms, an eat-in kitchen and double height living room.

The farmhouse and the farm cottage share a huge **terrace**, overlooking the valley and the old bridge over the River Gordana, and there are many fascinating and beautiful **outdoor spaces**, perfect for relaxation, barbecues, summer dinners etc.

The **old school** has been refurbished as an independent apartment with a kitchen and bathroom and a beautiful lofty living space.

The farmhouse has several beautiful **stone barns, not yet converted**, but offering many interesting possibilities for further development.

The property is ideal as a family home or would suit development for some commercial activity, workshops, courses, etc.

The property includes a **swimming pool**, a **triangular shaped garden** with cypress trees and a statue of an angel, a cider apple orchard, a **covered loggia**, a **dining space** with kiwi pergola, grazing **meadows** and **ample parking**.

Central heating (wood boiler)

TECHNICAL DETAILS

Internal surface

1000 sqm

External surface

1300 sqm

Noise Level

0 - very silent area

Floors

3

Rooms

30

Bedrooms

10

Bathrooms

7

Ground

21100 sqm

Swimming pool

Yes

Cellar

Yes

Parking place

Yes



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Terrace

Yes

Balcony

Yes

Porch

Yes

Altitude a.s.l.

280

Status

Habitable

Heating

Caldaia a Legna

Panoramic view

Yes

Category

G



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MESSAGES.PROPERTY_IMAGES






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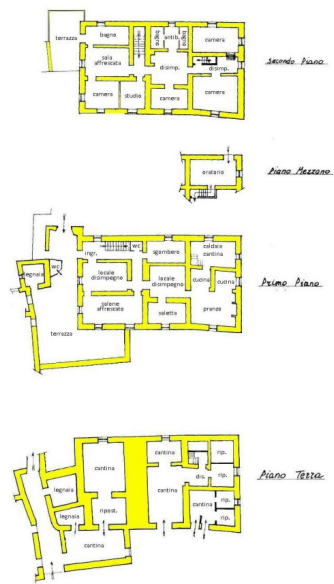
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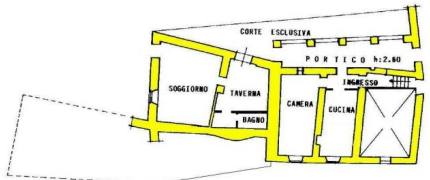


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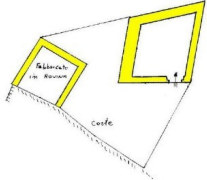
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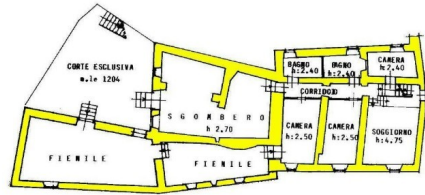
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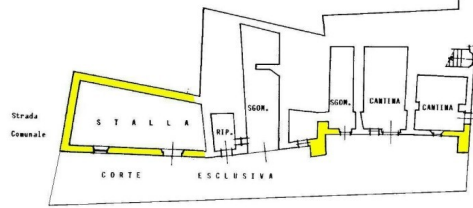
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