



# LUNIGIANA 2000

## real estate

**Ref. 397A**



**Lunigiana2000 - Real Estate in Tuscany**

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

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## Typical stone farmhouse



### DESCRIPTION

Typical **stone farmhouse** with two large panoramic **terraces** and adjacent **land** of approximately 1 hectares set in a small village, just 5 km far from motorway exit and train station.

The property is accessed from two pedestrian entrances and a driveway.

The property comprises two units on first floor:

- Large stone flagged terrace, entrance-living room with fireplace, kitchen, hall, two double bedrooms, single bedroom and bathroom with bath (apartment n.1);

- Terrace with a small outbuilding on it, **portico**, entrance hall, living room with fireplace, kitchen, hallway, three double bedrooms, store room and bathroom with bath (apartment n.2);
- Characteristic **portico**, two rooms (taverna), toilet, two cellars, wood shed, store room and two other large rooms under the terrace on ground floor.

All the rooms on ground floor have vaulted ceilings.

### Central heating (propane gas)

Possibility to build a pool.

### TECHNICAL DETAILS

Internal surface

300 sqm

External surface

350 sqm

Noise Level

0 - very silent area

Floors

2

Rooms

10

Bedrooms

6

Bathrooms

3

Ground

10045 sqm

Court

84 sqm

Cellar

30 sqm

Parking place

5 sqm

Terrace

50 sqm

Porch

50 sqm

Altitude a.s.l.

300

Status

Habitable

Heating

Autonomo a gas propano

Panoramic view



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Yes

View over Appennino

Yes

## Category

G



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MESSAGES.PROPERTY\_IMAGES





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