



# LUNIGIANA 2000

## real estate

**Ref. 398A**



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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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## Detached villa



### DESCRIPTION

**Detached villa with land and a private courtyard**, set in a quiet and sunny location, surrounded by greenery. The property also includes a **former drying barn (essicatoio)** arranged on two levels, an additional **outbuilding used as storage**, and a **garage**.

The main residence is arranged over two floors:

on ground floor there is a bright living room with fireplace, a fully fitted kitchen, hallway, guest bathroom, and two convenient cellars;

on first floor there are four spacious bedrooms, one with a **terrace/veranda**, a hallway, and a bathroom with bathtub.

**Central heating (boiler with wood burning stove, but there is the possibility to be connected to the main gas),**

**Fully furnished.**

An ideal solution for those seeking privacy, tranquillity, and generous spaces, perfect as a main residence or a country home.

#### **TECHNICAL DETAILS**

Internal surface

200 sqm

External surface

325 sqm

Noise Level

1 - silent area

Floors

2

Rooms

6

Bedrooms

4

Bathrooms

2

Garden

1200 sqm

Ground

1200 sqm

Court

Yes

Cellar

Yes

Garage

Yes

Parking place

Yes

Terrace

Yes

Altitude a.s.l.

323

Status

Habitable



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Panoramic view

Yes

## Category

G



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MESSAGES.PROPERTY\_IMAGES





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