



LUNIGIANA 2000

real estate

Ref. 405A



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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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Traditional stone house



DESCRIPTION

Traditional **stone house in need of renovation**, full of rustic charm and featuring a wonderful panoramic **terrace** overlooking the valley set in the heart of the charming village of Groppo di Tresana.

The property is spread over multiple levels and is composed as follows:

- Ground floor: kitchen-living room, two bedrooms, and a cellar.
- First floor (accessible via an external staircase): two additional rooms.
- Large panoramic terrace: spacious outdoor area with open valley views, where there is a

former stone drying room with an old wood-fired oven, a toilet and a cellar.

- Basement level: three charming vaulted stone cellars, perfect for storage or to be repurposed as hobby spaces or a wine cellar.

The property also includes a flat plot of **land** of approximately 930 sqm, located just a few steps from the house—ideal for creating a garden, orchard, or olive groves, with the possibility of setting up private parking.

A unique opportunity for those seeking a restoration project rich in original features, in a peaceful and authentic corner of the Lunigiana countryside.

TECHNICAL DETAILS

Internal surface

150 sqm

External surface

200 sqm

Noise Level

0 - very silent area

Floors

2

Rooms

6

Bedrooms

4

Bathrooms

1

Ground

Yes

Cellar

Yes

Terrace

Yes

Altitude a.s.l.

385

Status

To be restored

Heating

Inesistente

Panoramic view

Yes

View over Apuane

Yes

View over Appennino

Yes



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Category

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MESSAGES.PROPERTY_IMAGES






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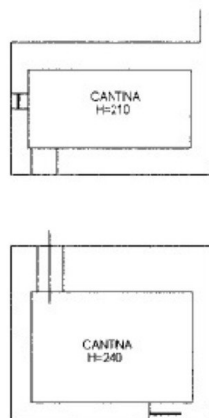


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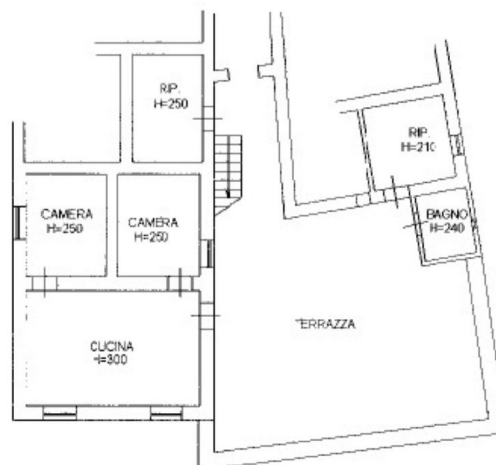
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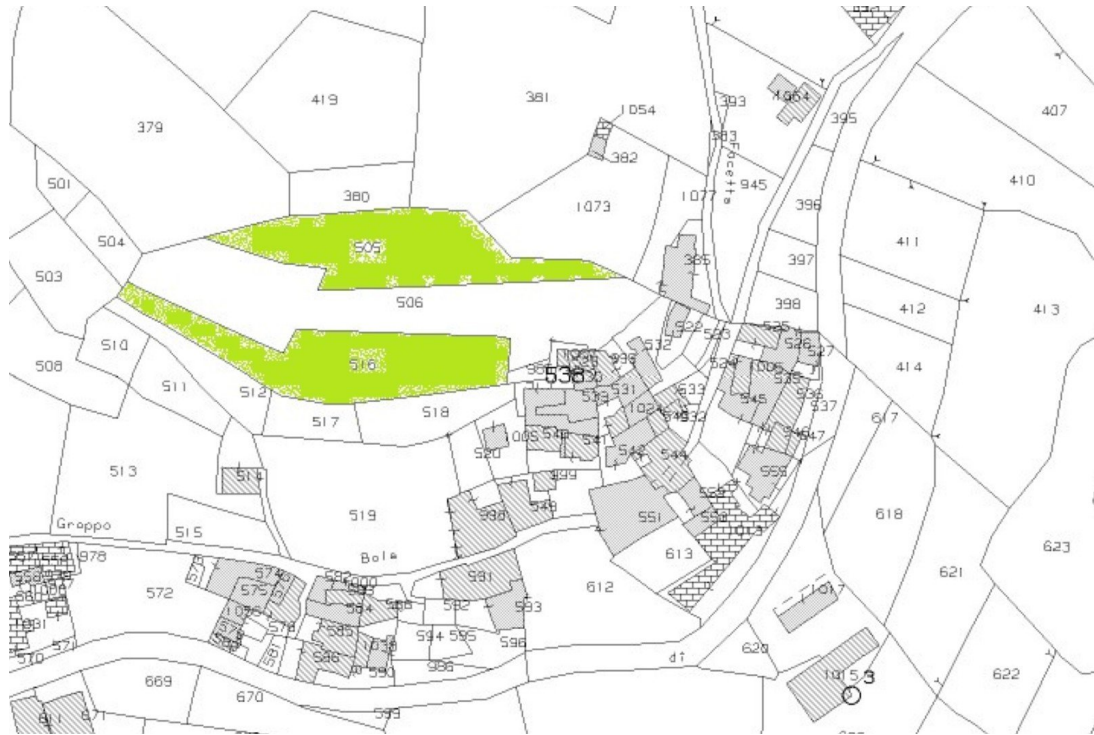


PIANO TERRA



PIANO PRIMO





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