



# LUNIGIANA 2000

## real estate

**Ref. 065L**



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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 house



### DESCRIPTION

**Detached house** with a large **garden**, ideal for those seeking privacy and comfort set in a sunny location.

The property comprises:

- **Ground floor:** entrance hall, spacious living area with lounge and eat-in kitchen, one bedroom, small sitting room, and bathroom;
- **First floor:** a second bedroom;
- **Basement (S1):** laundry and boiler room, as well as a cellar.

Outside, there is a **large terrace** ideal for outdoor dining and relaxation, a **sheet metal garage**, and a **spacious surrounding garden**.

The property is equipped with a **photovoltaic system with Conto Energia incentives active until 2028**, as well as a **second off-grid photovoltaic system with batteries**.

Heating is **independent and powered by methane**, supplemented by **heat pumps**, ensuring comfort and energy efficiency.

A **perfect solution** for those who wish to live surrounded by nature, in an **efficient home with low running costs**.

## TECHNICAL DETAILS

Internal surface

120 sqm

External surface

170 sqm

Noise Level

2 - quite silent area

Floors

3

Rooms

4

Bedrooms

3

Bathrooms

1

Garden

600 sqm

Cellar

25 sqm

Terrace

20 sqm

Porch

5 sqm

Altitude a.s.l.

190

Status

Habitable

Heating

Central heating (natural gas)

Panoramic view

Yes



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# Category

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