



# LUNIGIANA 2000

## real estate

**Ref. 346B**



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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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## Historical village house



### DESCRIPTION

First **historical house**, located at the entrance of the hamlet of Cattognano, that enjoys a splendid open view over the valley of the Canalone stream, the first tributary of the Taverone. The hamlet, entirely pedestrian, has preserved its ancient vaulted passageways, sections of medieval walls, and a charming 18th-century entrance gate.

Just beyond this gate, one enters the property, which is composed of several interconnected buildings harmoniously linked together.

The residence has **two separate entrances**:

- one from the **courtyard**, leading into a large and lofty main hall partially decorated with frescoes;
- the other from a panoramic **terrace** overlooking the privately owned land and the former stable, now connected to a cozy sitting room with a fireplace.

From the main living room, a stone and wrought-iron staircase leads to two bedrooms (one double and one single), while a second master bedroom is directly accessible from the hall.

From the sitting room, which features a first bathroom with shower, one enters the large kitchen and an independent mini-apartment consisting of:

- the gradile (an ancient room traditionally used for roasting chestnuts),
- a spacious double bedroom,
- a bathroom.

From the gradile, one again reaches the entrance terrace, where there is a large wood-fired oven, once the communal bread oven of the hamlet.

Returning to the main hall, an elegant walnut door opens onto another level, reached via a stone staircase, which comprises three bedrooms (two double or twin rooms and one single) and a full bathroom with both bath and shower.

From the external terrace, where there is an additional bathroom with shower, one accesses another room preceded by a small anteroom featuring an ancient fireplace.

Descending beneath the vaulted area, there is a large bathroom, also accessible from the garden below, equipped with two spacious showers and, separately, a WC with washbasin.

The **garden**, planted with roses, aromatic herbs, and hydrangeas, includes the former stable and the old hayloft above it, now converted into two large rooms currently used as bedrooms with bunk beds; the lower room is already fitted with connections for a potential kitchen.

The **land** in front of the property, 3,696 square meters, fully fenced and planted with fruit trees, leads to a wide circular area where an **open-air amphitheater** has been created, currently used for summer theatrical performances.

Throughout the grounds there are water and electricity connections, making it possible to install a swimming pool. This part of the property is completely immersed in greenery and enjoys open views over the valley.



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The property is completed by extensive service areas, including a spacious wood storage room, two large storage rooms suitable for agricultural equipment or other uses, and a large cellar.

**Central heating (four wooden burning stove).**

For cooking there small gas cylinders and there are four boilers for hot water.

**TECHNICAL DETAILS**

Internal surface

511 sqm

External surface

600 sqm

Floors

3

Rooms

11

Bedrooms

8

Bathrooms

5

Ground

3696 sqm

Court

Yes

Cellar

Yes

Terrace

Yes

Status

Habitable

Heating

Wood Stove

Panoramic view

Yes

**Category**

G



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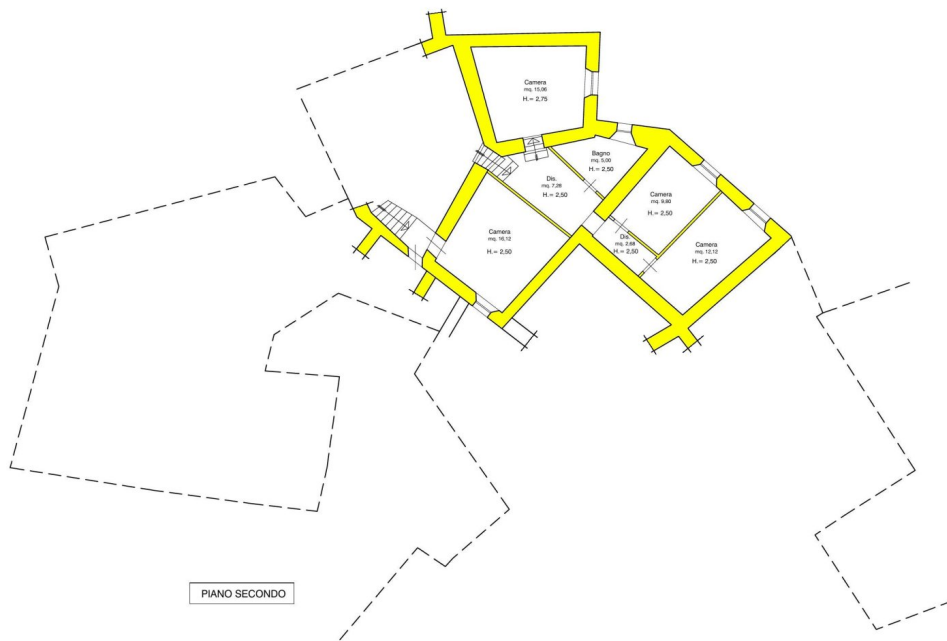


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