



LUNIGIANA 2000

real estate

Ref. 373B



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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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Semi-detached house



DESCRIPTION

In the municipality of **Licciana Nardi (MS)**, just 4 km from the center of **Aulla**, semi-detached house with **approximately 1,000 sqm of garden surrounding the property**. La posizione è tranquilla e immersa nel verde, ma **comoda ai servizi grazie alla vicinanza ad Aulla**, importante centro della Lunigiana con stazione ferroviaria, uscita autostradale e tutti i principali servizi.

The house is arranged on two levels.

Ground floor:

- two rooms with bathroom, with the possibility of connecting them internally to the upper floor to expand the living area.

First floor:

- accessible via an external staircase, comprising entrance veranda, kitchen, living room, bathroom and two bedrooms.

The property is in good condition, featuring **new windows and doors** and **heating system with methane gas boiler**.

The **garden of about 1,000 sqm** surrounding the house offers ample outdoor space, ideal for relaxing, gardening, or creating an outdoor living area.

TECHNICAL DETAILS

Internal surface

125 sqm

External surface

150 sqm

Noise Level

2 - quite silent area

Floors

2

Rooms

5

Bedrooms

4

Bathrooms

2

Garden

1000 sqm

Ground

1000 sqm

Cellar

Yes

Parking place

Yes

Altitude a.s.l.

200

Status

To be restored



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Heating
Central heating (natural gas)

Category

G



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MESSAGES.PROPERTY_IMAGES





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