



# LUNIGIANA 2000

## real estate

**Ref. 378B**



LUNIGIANA2000  
real estate

**Lunigiana2000 - Real Estate in Tuscany**

**Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266**

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## Beautiful villa



### DESCRIPTION

In a quiet and panoramic position, **detached villa surrounded by a private garden** offers spacious living areas and beautiful views of the Apuan Alps. The property also includes a **garage**.

The villa is arranged as **two apartments**, making it ideal for hosting guests, or for use as a holiday rental property.

#### **Ground floor apartment:**

entrance into a living room with fireplace, large kitchen with direct access to the garden, two bedrooms and a bathroom with bath.

The outdoor area is perfect for enjoying the Tuscan lifestyle, with a wood-fired oven, a covered dining area and a summer kitchen, ideal for outdoor meals and gatherings during the warmer months.

This floor is also connected to a garage of approximately 20 sq m.

### **First floor apartment:**

accessible via an external staircase, leading to a **covered porch**.

Inside there is a large and bright living room with large windows and parquet flooring, with access to a **terrace** with amazing views over the Apuan Alps.

The living area also includes a kitchen with fireplace and storage/laundry room.

The sleeping area consists of a single bedroom, two double bedrooms, a bathroom and a main bathroom with both bath and shower.

An internal staircase leads to the large attic floor, a versatile space ideal as a hobby room/studio or relaxation area, complete with a bathroom with shower and a **panoramic terrace**.

This property is an excellent opportunity for those looking for a spacious detached home surrounded by nature, with good indoor and outdoor spaces, in a peaceful area of Lunigiana, within easy reach of the mountains and the Tuscan coast.

### **TECHNICAL DETAILS**

Internal surface

370 sqm

External surface

420 sqm

Noise Level

1 - silent area

Floors

3

Rooms

10

Bedrooms

6

Bathrooms

4

Garden

900 sqm

Ground

900 sqm

Cellar

40 sqm

Garage



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20 sqm  
Parking place  
4 sqm  
Terrace  
10 sqm  
Porch  
15 sqm  
Altitude a.s.l.  
558  
Status  
Restored  
Heating  
Central heating (natural gas)  
Panoramic view  
Yes  
View over Apuane  
Yes

## Category

F



MESSAGES.PROPERTY\_IMAGES



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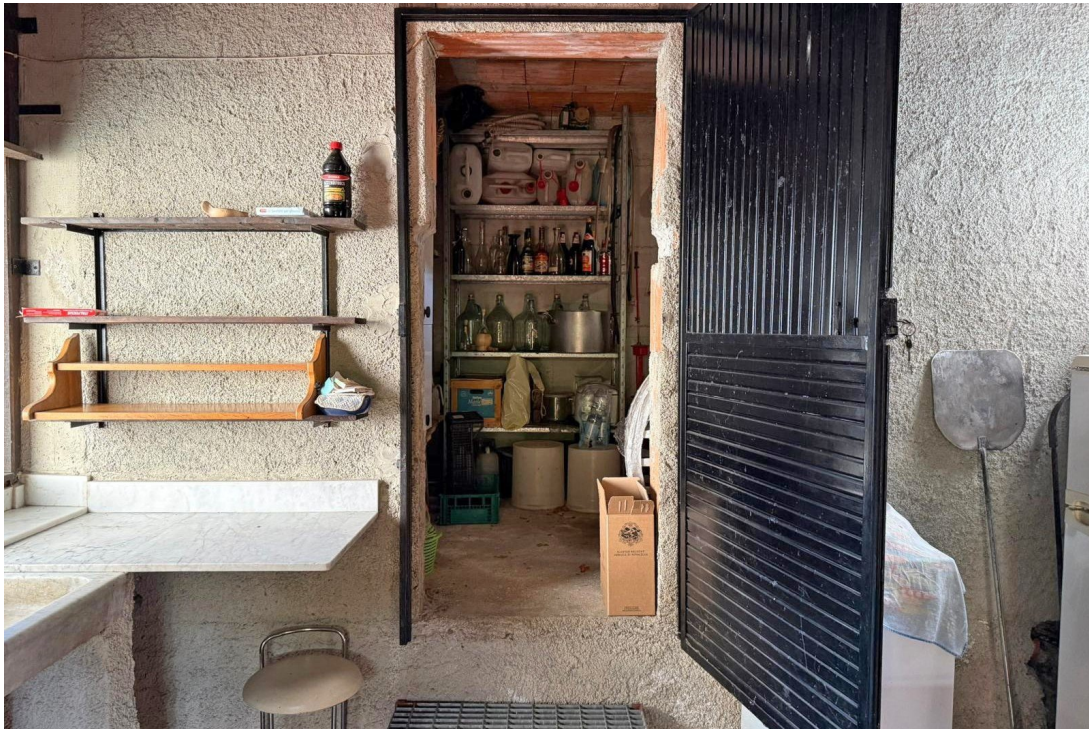
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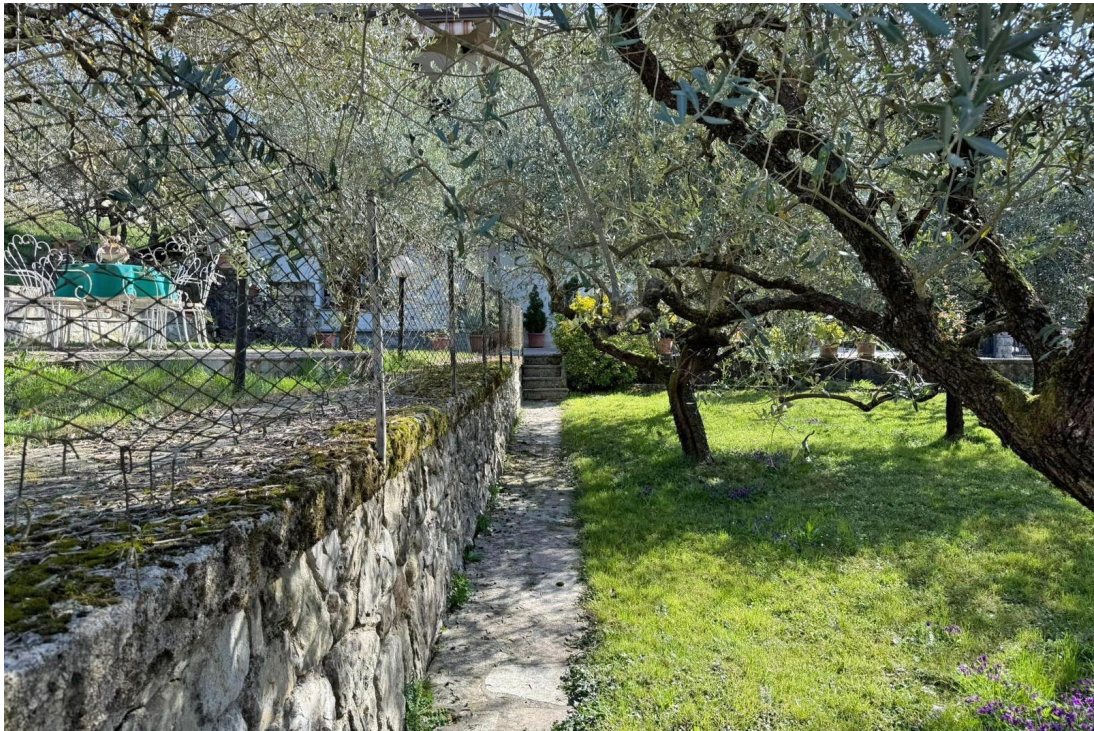
  
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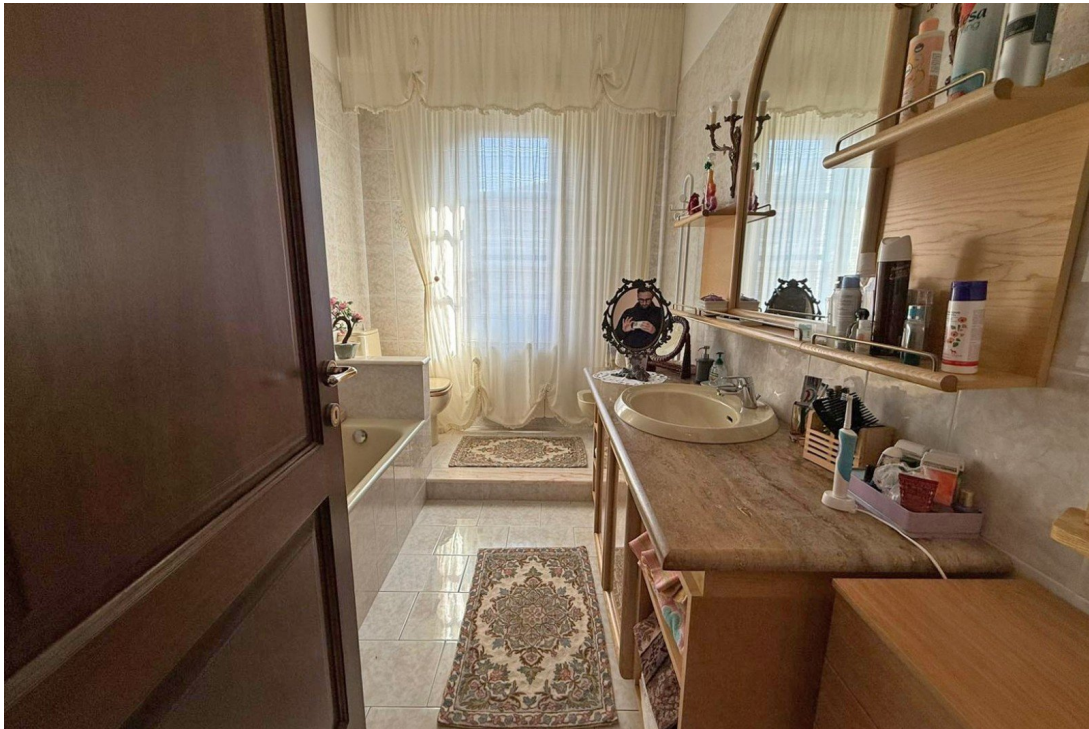
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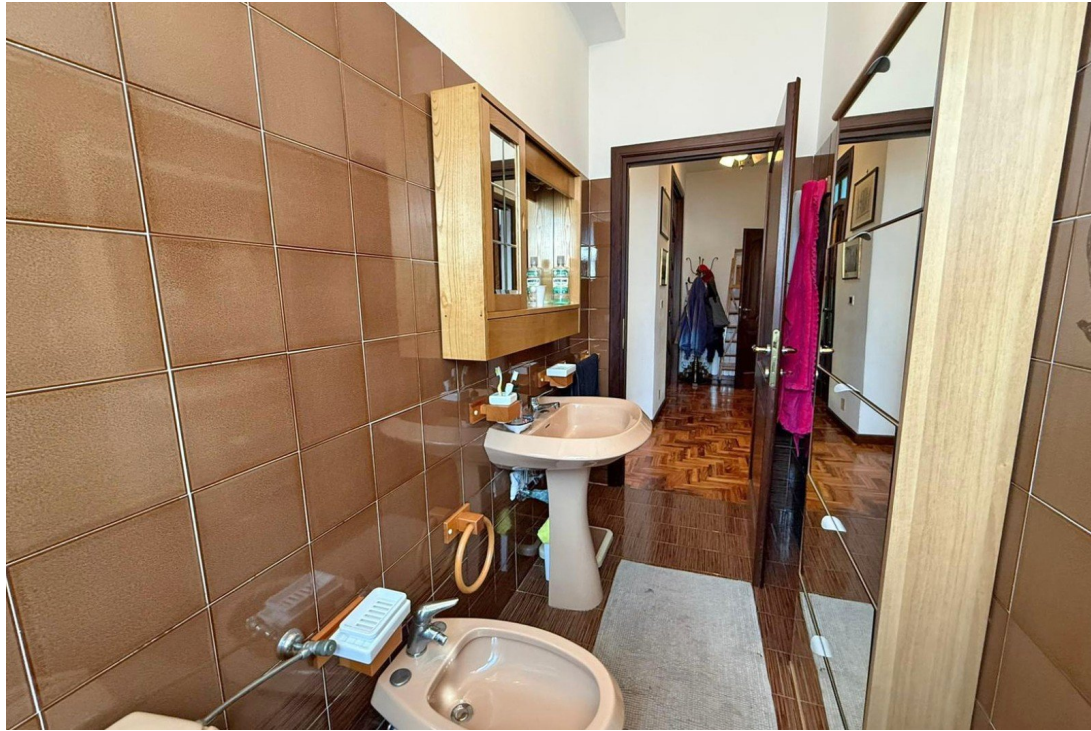


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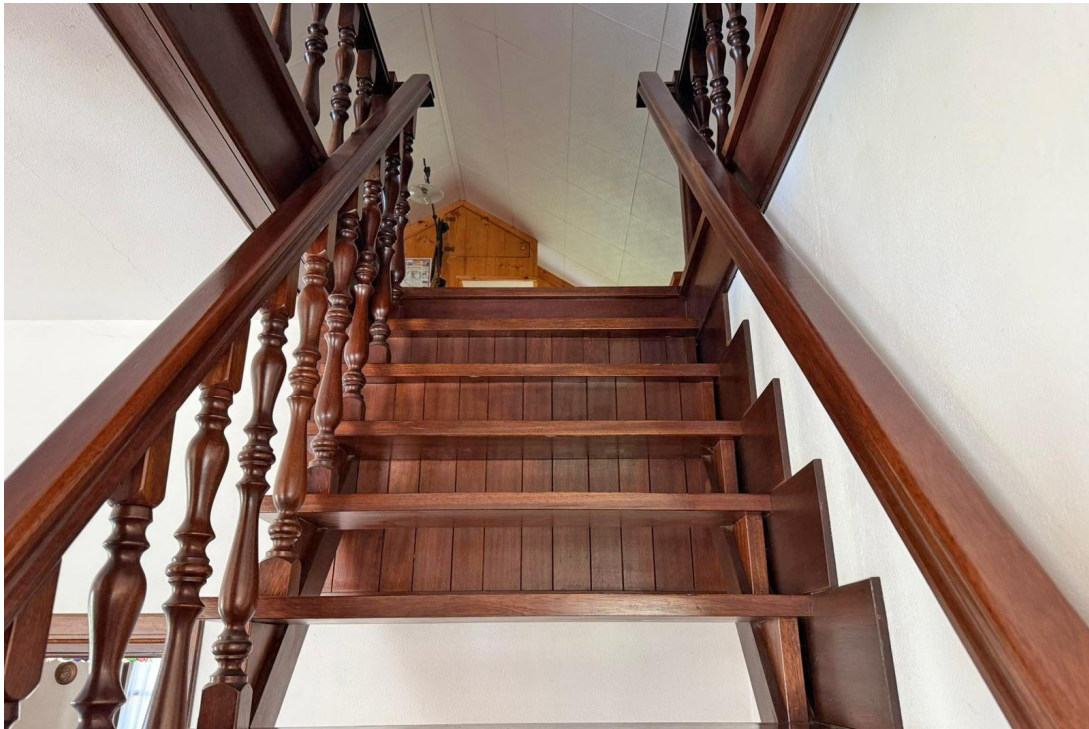
  
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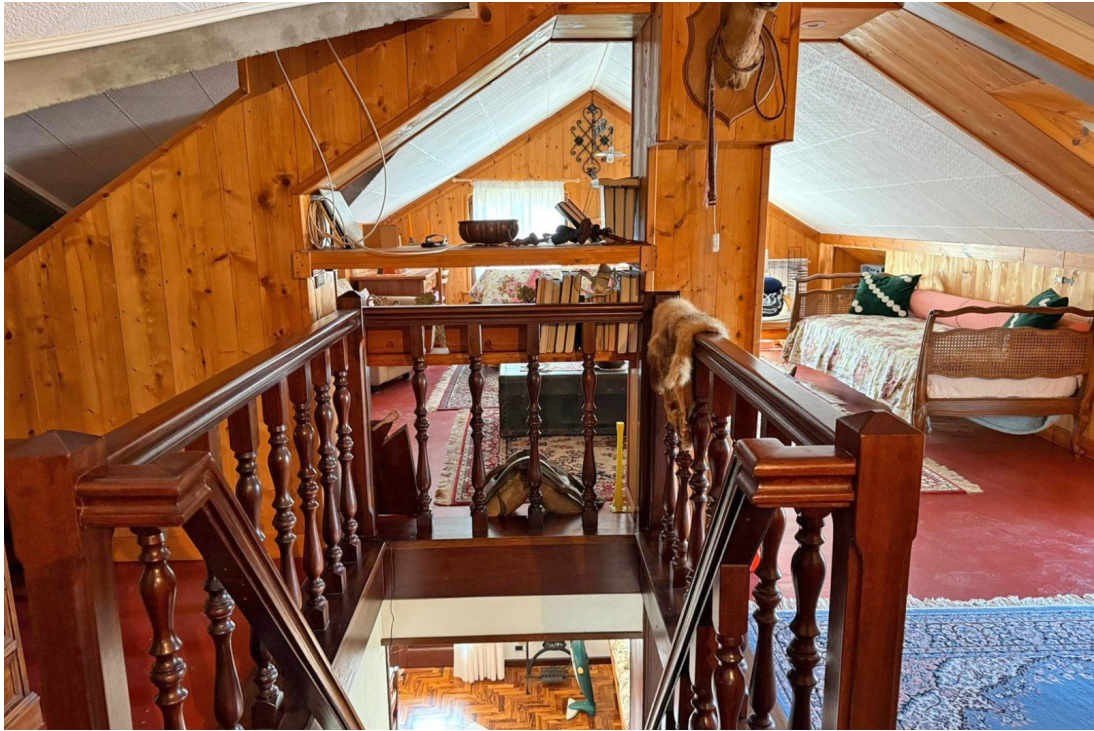
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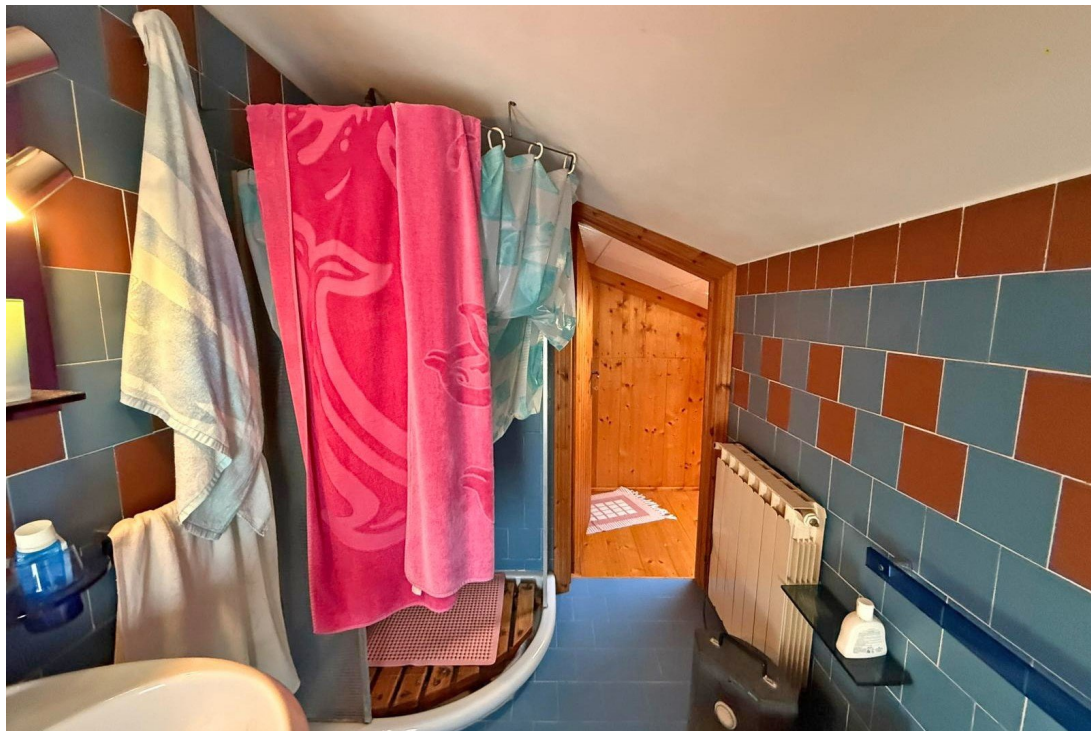
  
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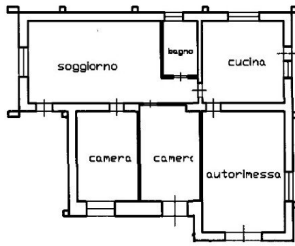
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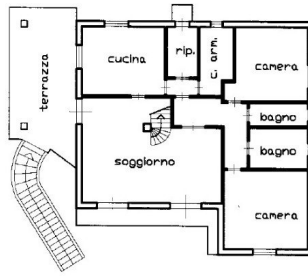




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