



# LUNIGIANA 2000

## real estate

**Ref. 380B**



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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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## Charming detached house



### DESCRIPTION

Charming **detached village house** with private **garden** located in a picturesque hamlet in the municipality of Bagnone, in the beautiful Lunigiana area, northern Tuscany.

The property is arranged over several levels and comprises, on ground floor, an entrance leading to a living room, dining room, and kitchen with direct access to a covered **portico** and the private garden of 640 sqm, with olive trees and featuring a practical wooden shed for storage.

On the mezzanine level there is a bathroom with bath, while the first floor offers two double bedrooms and a **terrace**.

The property also includes a cellar on ground floor.

### **Central heating (natural gas).**

It is possible to park at approximately 200 meters from the property.

An ideal solution as a holiday home or permanent residence, perfect for those seeking peace, nature, and authentic Tuscan charm, within easy reach of both the coast and the Apennines.

### **TECHNICAL DETAILS**

Internal surface

100 sqm

External surface

120 sqm

Noise Level

0 - very silent area

Floors

2

Rooms

4

Bedrooms

2

Bathrooms

1

Garden

640 sqm

Ground

640 sqm

Court

50 sqm

Cellar

Yes

Terrace

8 sqm

Porch

10 sqm

Altitude a.s.l.

450

Status

Habitable

Heating

Central heating (natural gas)

Panoramic view

Yes

View over Apennino



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Yes

Furnished

Yes

## Category

G



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