



# LUNIGIANA 2000

## real estate

**Ref. 842**



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real estate

**Lunigiana2000 - Real Estate in Tuscany**

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

**[www.lunigiana2000.com](http://www.lunigiana2000.com) - [english.info@lunigiana2000.com](mailto:english.info@lunigiana2000.com)**

## Old original stone mill



### DESCRIPTION

**Old original stone mill** (315 sq m) with **stone barn** (35 sq m) and 4.262 sq m of **land** situated just 300 m. above sea level, in a pleasant, sunny and private location , surrounded by woodland and meadows and bordering with a picturesque stream.

The property consists of:

- entrance hall, taverna , kitchen, store room and stairwell on ground floor;
- hallway, three bedrooms all of them with terraces, bathroom and staircase leading to the attic area on first floor (right wing);

- dining room, living room with **terrace**, kitchen (which can be accessed by external staircase) and bathroom on first floor (left wing).

The old mill has two arched niches where once the water was running the horizontal wheel on lower ground floor and entrance hall, store room and two rooms for the millstones which are still there on first floor.

**The property includes a 6 kW photovoltaic system.**

**Central heating (propane gas and pellet stove).**

## **TECHNICAL DETAILS**

Internal surface

260 sqm

External surface

350 sqm

Noise Level

0 - very silent area

Water Source

River/Stream

Floors

3

Rooms

14

Bedrooms

3

Bathrooms

2

Garden

4000 sqm

Ground

4000 sqm

Cellar

Yes

Parking place

5 sqm

Terrace

Yes

Balcony

Yes

Altitude a.s.l.

285

Energy class

273.63 Kw/h sqm

Status



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Habitable  
Heating  
Autonomo a gas propano  
Panoramic view  
Yes  
Furnished  
Yes

## Category

G



MESSAGES.PROPERTY\_IMAGES





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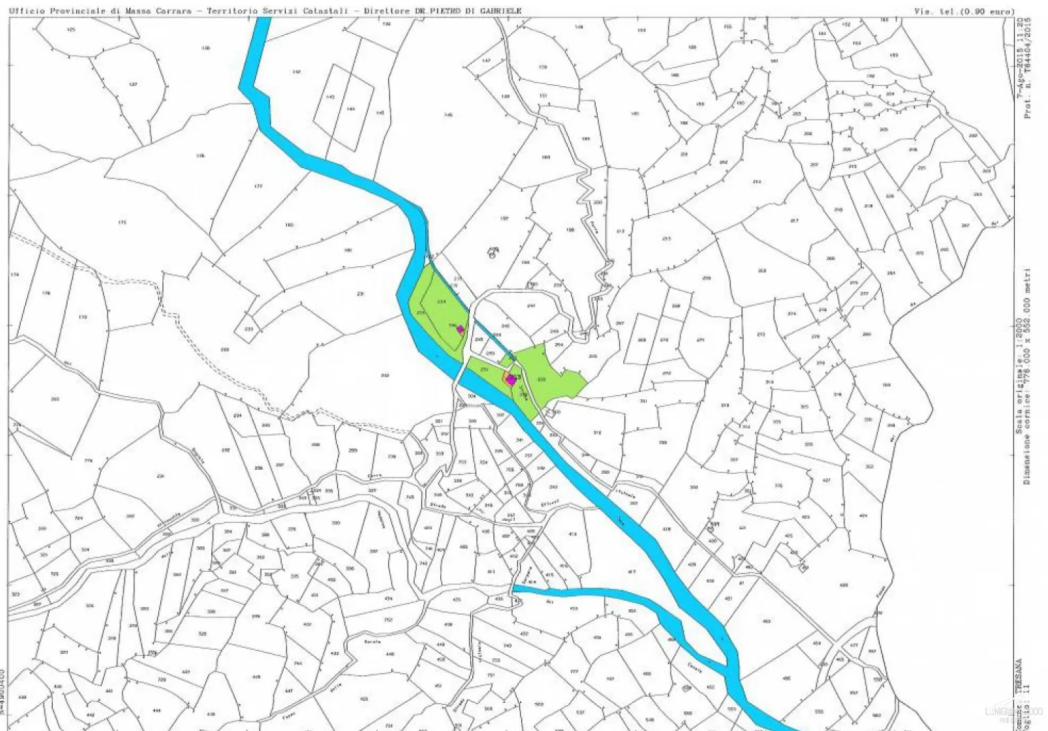








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