



LUNIGIANA 2000

real estate

Ref. 270



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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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Detached villa



DESCRIPTION

Detached house with a private courtyard, two spacious terraces, a garden and a beautiful panoramic views of the surrounding countryside, surrounded by greenery, nestled among vineyards and olive trees.

The property is located a short distance from a charming village featuring an extraordinary pre-Romanesque parish church, and offers essential services such as shops, a butcher, grocery stores, and a bar - all easily accessible.

The villa is arranged as follows:

- **Lower ground floor: Garage**, large tavern perfect for entertaining or customizable as a hobby space.
- **First floor** (accessible via external staircase): Entrance, fully equipped kitchen, bright living room, three bedrooms, two bathrooms, and a large panoramic terrace – perfect for relaxing outdoors.

Outside, the garden features a **built-in barbecue area and a pergola-covered space**, ideal for al fresco dining in complete privacy and tranquility.

Features include:

- **Oil heating system**
- **Propane gas for cooking**
- **Artesian well for water supply**

The villa is sold **fully furnished**

An ideal solution as a primary residence in the countryside, a vacation home, or an investment for tourist rentals – all in a stunning natural setting with nearby amenities.

TECHNICAL DETAILS

Internal surface

160 sqm

External surface

200 sqm

Noise Level

1 - silent area

Water Source

River/Stream

Floors

2

Rooms

6

Bedrooms

3

Bathrooms

2

Garden



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400 sqm
Ground
400 sqm
Court
200 sqm
Cellar
Yes
Garage
Yes
Terrace
Yes
Balcony
Yes
Altitude a.s.l.
260
Status
Habitable
Heating
Autonomo a gasolio
Panoramic view
Yes
View over Appennino
Yes
Furnished
Yes

Category

G



MESSAGES.PROPERTY_IMAGES





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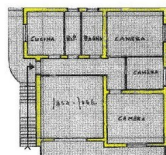


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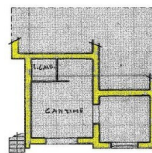


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piano primo



piano terra

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