



LUNIGIANA 2000

real estate

Réf. 220

Typical restored stone farmhouse



DESCRIPTION

Typical restored stone farmhouse surrounded by **23.811 sqm of land**, getting across by a picturesque stream all along the access driveway, situated in a private and tranquil position, just 5 mins drive away from a village with amenities and 7 km far from motorway exit.

The farmhouse (which was an old lookout tower house) comprises:

- entrance hall, kitchen, sitting room, bathroom, laundry room with shower, hall with oven and living room opening onto a portico with barbecue area and pergola of 35 sq m, to have relax en plein air, on ground floor;
- hall with study area, **two bedrooms** (one of which with fireplace), large dining room-air conditioned veranda, bathroom and staircase, leading to the garden, on first floor;
- charming sitting room, hall, **two double bedrooms** and bathroom on second floor.

Along the garden and the driveway there are outside lights and irrigation system. The property also includes horse stable (136 sqm) with a total coverage of 192 sqm, accessible through a typical old bridge over the stream and there is the possibility to build a further building of 110 sqm (as agreed with the Town Council).

DÉTAILS TECHNIQUES

Surface habitable

400 m²

Surface extérieure

500 m²

Niveau sonore

0 - zona molto silenziosa

Source d'eau

Fiume/Torrente

Étages

3

Pièces

10

Chambres

4

Salles de bain

3

Jardin

23811 m²

Terrain

23811 m²

Cour

580 m²

Place de parking

Oui

Terrasse

Oui

Altitude m s.n.m.

120

Classe énergétique

86.47 Kw/h m²

État

ristrutturato

Chauffage

Autonomo a gas propano

Meublé

Oui

Catégorie

B

MESSAGES.PROPERTY_IMAGES







































































