



# LUNIGIANA 2000

real estate

**Réf. 539A**

# Traditional 17th-century manor townhouse



## DESCRIPTION

**Characteristic Manor house of the seventeenth century** with a large **garden, a swimming pool**, terraces and beautiful panoramic views.

The impressive property consists of:

- Large entrance hall, living room with frescoes opening into a **terrace**, single bedroom, sitting room with panoramic terrace, hall, kitchen, living room with ventilation fireplace, cross vaulted hallway, double bedroom, another bedroom with coffered ceiling with ensuite with shower and **terrace** which is the same of the living room with frescoes, another sitting room with fireplace, bedroom with ensuite, a further bedroom with ensuite, single bedroom and bathroom with shower on ground floor;
- Toilet on mezzanine;

- Living room with frescoes with open plan kitchen, bathroom with shower, two double bedrooms, one of which with a typical fireplace that doesn't work on lower ground floor;
- Vaulted taverna, large room used as garage with the predisposition to build a bathroom on second lower ground floor;
- Four vaulted cellars, one of which is approximately 6 metres high on lower ground floor;
- Large attic area accessible through an internal staircase requiring restoration on first floor.

### Central heating (natural gas)

The property also includes a **well for the irrigation** of the garden, a large **stone-flagged courtyard** with characteristic local lunigianese stone tiles called "piagne" and a **pool**.

### DÉTAILS TECHNIQUES

Surface habitable

530 m<sup>2</sup>

Surface extérieure

800 m<sup>2</sup>

Niveau sonore

0 - zona molto silenziosa

Source d'eau

Pozzo

Étages

3

Pièces

15

Chambres

8

Salles de bain

5

Jardin

775 m<sup>2</sup>

Terrain

775 m<sup>2</sup>

Cour

30 m<sup>2</sup>

Piscine

Oui

Cave

Oui

Garage

27 m<sup>2</sup>

Place de parking

Oui

Terrasse

20 m<sup>2</sup>

Balcon

12 m<sup>2</sup>

Altitude m s.n.m.

180

Classe énergétique

352.20 Kw/h m<sup>2</sup>

État

abitabile

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

Vue sur les Alpes Apuanes

Oui

Meublé

Oui

## **Catégorie**

G

MESSAGES.PROPERTY\_IMAGES



























































