



# LUNIGIANA 2000

real estate

**Réf. 300A**

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# Restored stone farmhouse



## DESCRIPTION

Beautifully **restored farmhouse** keeping with the tuscan style set in a hillside position dominating the surrounding countryside with an amazing view of the Apuan Alps.

The property offers comfortable character accommodation of 6 bedrooms 6 bathrooms, 5 in the main house.

Outside dining areas, barbecue, terraces and extensive **land** of 17,300 sqm with olive groves, private **swimming pool**, wifi throughout.

The access to the first floor / main level of the house is through an automatic electric iron gate and a stone **courtyard**.

This level offers a fully fitted kitchen with fireplace and hallway, dining room, living room with a

very large fireplace, 2 bedrooms with 2 bathroom.

The floors are in chesnut wood and terracotta, the ceilings are beamed.

The lower/ground offers a large living room with office, 3 bedrooms with 3 bathrooms.

The master bedrooms is connected to its own bathroom by a stone staircase.

At the lower floor there are the entirely stone room for sauna/ turkish bath, large laundry room, **terrace** with pergola and a large **terrace** leading to the swimming pool further below.

At the first floor (main level) there is also the former drying room, now guest house with one bedroom and bathroom.

At this level a large iron gate topped by a 16th century trussed roof, leads to another stone **courtyard**, featuring a pergola and a 3 centuries-old olive tree, a large storage room ( formerly a drying room) and a very large living room/ office/ gym (the old barn)

On the lower level of the old barn there is a large space with separate entrance to the studio/living room. This old barn and drying room offer the potential for further accomodation.

The property also included a storage room under the guest house and a cellar at the end of the Roman road.

The terraced paths planted with rosemary, lavender, and medicinal herbs leads to the fully renovated swimming pool, equipped with a salt water purification system and an automatic electric cover.

The entire property has been completely renovated using period materials by local expert technicians. It features chestnut wood and stone windows, doors, and floors. Additionally, it is equipped with **two photovoltaic systems of 6.6 kW each**, along with more than **20 kW of battery storage**.

The heating system has been fully renewed with low environmental impact solutions and can be operated through a dedicated system using either **GPL** (with a newly renovated boiler and tank) or a powerful **electric heat pump**. Thanks to the photovoltaic systems, it provides efficient hot water heating at very low cost.

**Air conditioning** is provided in all rooms by multiple heat pumps, also with low environmental impact.

The water system includes a **salt water softener** and a **UVA antibacterial system**. Domestic hot water is supplied by a dedicated **solar system** with a **300-liter boiler**.

All the technical systems and installations are brand new.

## DÉTAILS TECHNIQUES

Surface habitable

420 m<sup>2</sup>

Surface extérieure

630 m<sup>2</sup>

Niveau sonore

0 - zona molto silenziosa

Étages

3

Pièces

14

Chambres

6

Salles de bain

6

Jardin

Oui

Terrain

17363 m<sup>2</sup>

Cour

106 m<sup>2</sup>

Piscine

30 m<sup>2</sup>

Cave

Oui

Place de parking

3 m<sup>2</sup>

Terrasse

50 m<sup>2</sup>

Portique

17 m<sup>2</sup>

Altitude m s.n.m.

520

État

ristrutturato

Chauffage

Autonomo a gas propano

Vue panoramique

Oui

Vue sur les Alpes Apuanes

Oui

# Catégorie

F

MESSAGES.PROPERTY\_IMAGES







































































