



# LUNIGIANA 2000

real estate

**Réf. 312A**

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# Large villa



## DESCRIPTION

Large **villa** with **garden, swimming pool, garage** and amazing panoramic views over the Appennines set in a small hamlet at 470 meters above sea level.

The property, on three floors, consists of:

- **Portico**, hall with stairwell, hallway, laundry room, cellar, boiler room and other two rooms on lower ground floor;
- **Portico**, hall, large living room opening onto the portico, hallway, kitchen opening onto the portico, pantry, store room, sitting room with study, hall, two double bedrooms with ensuite and walking closet on ground floor;
- Hallway, double bedroom with ensuite and terrace, a further double bedroom with ensuite, **terrace** and walking closet on first floor.

## Central heating (natural gas).

### DÉTAILS TECHNIQUES

Surface habitable

385 m<sup>2</sup>

Surface extérieure

500 m<sup>2</sup>

Niveau sonore

0 - zona molto silenziosa

Étages

3

Pièces

10

Chambres

4

Salles de bain

4

Jardin

Oui

Terrain

Oui

Piscine

Oui

Cave

160 m<sup>2</sup>

Garage

37 m<sup>2</sup>

Terrasse

27 m<sup>2</sup>

Balcon

5 m<sup>2</sup>

Portique

55 m<sup>2</sup>

Altitude m s.n.m.

470

Classe énergétique

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

État

abitabile

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

Vue sur les Apennins

Oui

## **Catégorie**

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MESSAGES.PROPERTY\_IMAGES

































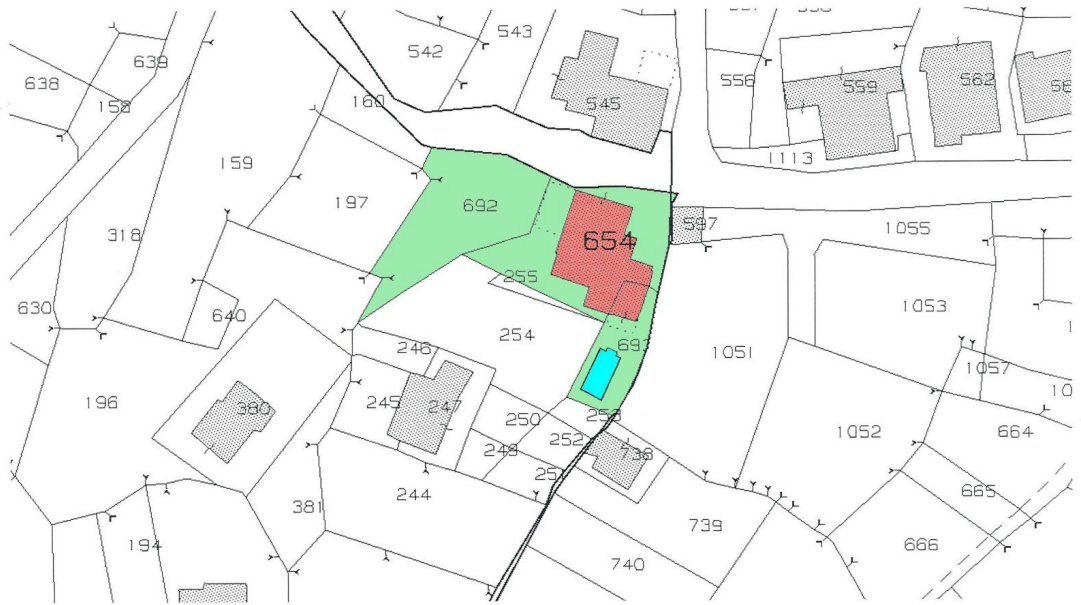


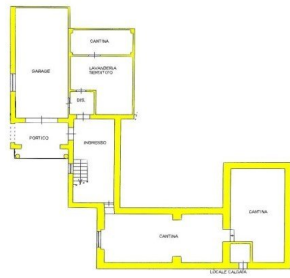




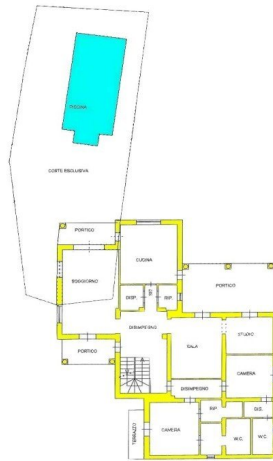








PIANO SEMINTERRATO



PIANO TERRA



PIANO PRIMO