



LUNIGIANA 2000

real estate

Réf. 405A

Traditional stone house



DESCRIPTION

Traditional **stone house in need of renovation**, full of rustic charm and featuring a wonderful panoramic **terrace** overlooking the valley set in the heart of the charming village of Groppo di Tresana.

The property is spread over multiple levels and is composed as follows:

- Ground floor: kitchen-living room, two bedrooms, and a cellar.
- First floor (accessible via an external staircase): two additional rooms.
- Large panoramic terrace: spacious outdoor area with open valley views, where there is a former stone drying room with an old wood-fired oven, a toilet and a cellar.
- Basement level: three charming vaulted stone cellars, perfect for storage or to be repurposed as hobby spaces or a wine cellar.

The property also includes a flat plot of **land** of approximately 930 sqm, located just a few steps from the house—ideal for creating a garden, orchard, or olive groves, with the possibility of setting up private parking.

A unique opportunity for those seeking a restoration project rich in original features, in a peaceful and authentic corner of the Lunigiana countryside.

DÉTAILS TECHNIQUES

Surface habitable

150 m²

Surface extérieure

200 m²

Niveau sonore

0 - zona molto silenziosa

Étages

2

Pièces

6

Chambres

4

Salles de bain

1

Terrain

Oui

Cave

Oui

Terrasse

Oui

Altitude m s.n.m.

385

État

da ristrutturare

Chauffage

Inesistente

Vue panoramique

Oui

Vue sur les Alpes Apuanes

Oui

Vue sur les Apennins

Oui

Catégorie

G

MESSAGES.PROPERTY_IMAGES



















































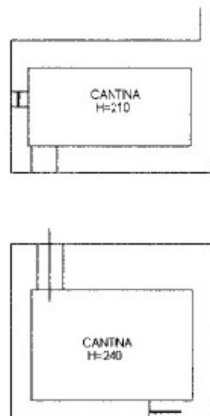








PIANO TERRA



PIANO PRIMO

