



LUNIGIANA 2000

real estate

Réf. 626B

Stone house



DESCRIPTION

Beautiful **stone residence**, completely and finely restored with high-quality materials and modern glass and steel finishes situated in a splendid hillside position, panoramic and south-facing, just 2 km from all main amenities and at an altitude of 220 meters above sea level.

The property, arranged over several levels, perfectly combines the charm of traditional architecture with contemporary comfort and design.

Ground Floor

The home features two private entrances leading to bright and spacious interiors: a fully equipped kitchen, dining room, living area with fireplace, bedroom, bathroom and a stunning **indoor swimming pool** complete with changing room, storage area and boiler room.

First Floor

Accessible via two internal staircases, this level includes a spacious hallway, three bedrooms, a walk-in wardrobe, two bathrooms, laundry room and a large **terrace** ideal for outdoor dining while enjoying the panoramic views of the surrounding hills.

Second Floor

Reached by an internal staircase, the top floor hosts a landing area with an additional **bedroom**, perfect as a study, relaxation area, or guest room.

The property enjoys excellent sunlight exposure and complete tranquillity, while maintaining convenient proximity to facilities (2 k,)and the motorway exit, just a 10 minutes drive away (8 km).

An exclusive opportunity for those seeking comfort, privacy, and charm in an enchanting natural setting.

DÉTAILS TECHNIQUES

Surface habitable

290 m²

Surface extérieure

347 m²

Niveau sonore

1 - zona silenziosa

Étages

3

Pièces

13

Chambres

5

Salles de bain

3

Cour

15 m²

Piscine

20 m²

Terrasse

20 m²

Altitude m s.n.m.

200

État

ristrutturato

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

Vue sur les Alpes Apuanes

Oui

Meublé

Oui

MESSAGES.PROPERTY_IMAGES































































