



# LUNIGIANA 2000

real estate

**Réf. 068L**

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# Stone house



## DESCRIPTION

**Typical stone house** is for sale, surrounded by **2.5 hectares of land** featuring **olive groves, vineyards**, and areas of meadow and woodland.

The main house is arranged over two levels and consists of:

### Ground Floor

- Spacious kitchen, living room and bathroom

### First Floor

- Three bedrooms and bathroom.

The property retains the charm of traditional stone buildings, with welcoming interiors and beautiful views over the surrounding landscape.

Adjacent to the main house, and accessible through the **private courtyard** paved with large traditional stone slabs, there is an **old two-storey barn** with a new wooden roof. The structure offers significant potential, as it can be converted into residential space, making it ideal for creating a guesthouse, annex, or a second independent unit.

The property is completed by **two cellar/storage rooms**, perfect for equipment, storage, or agricultural use.

## DÉTAILS TECHNIQUES

Surface habitable

140 m<sup>2</sup>

Surface extérieure

170 m<sup>2</sup>

Niveau sonore

1 - zona silenziosa

Étages

2

Pièces

5

Chambres

3

Salles de bain

2

Terrain

25000 m<sup>2</sup>

Cour

Oui

Cave

60 m<sup>2</sup>

Place de parking

Oui

Portique

20 m<sup>2</sup>

Altitude m s.n.m.

360

État

abitabile

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

# Catégorie

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MESSAGES.PROPERTY\_IMAGES





























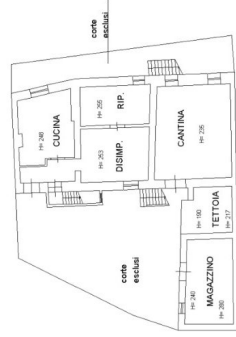




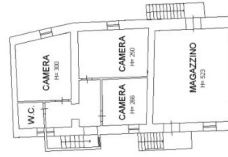








PIANO TERRA



PIANO PRIMO

