



# LUNIGIANA 2000

real estate

**Réf. 373B**

---

# Semi-detached house



## DESCRIPTION

In the municipality of **Licciana Nardi (MS)**, just **4 km from the center of Aulla**, semi-detached house with **approximately 1,000 sqm of garden surrounding the property**. La posizione è tranquilla e immersa nel verde, ma **comoda ai servizi grazie alla vicinanza ad Aulla**, importante centro della Lunigiana con stazione ferroviaria, uscita autostradale e tutti i principali servizi.

The house is arranged on two levels.

### Ground floor:

- two rooms with bathroom, with the possibility of connecting them internally to the upper floor to expand the living area.

### First floor:

- accessible via an external staircase, comprising entrance veranda, kitchen, living room, bathroom and two bedrooms.

The property is in good condition, featuring **new windows and doors** and **heating system with methane gas boiler**.

The **garden of about 1,000 sqm** surrounding the house offers ample outdoor space, ideal for relaxing, gardening, or creating an outdoor living area.

## DÉTAILS TECHNIQUES

Surface habitable

125 m<sup>2</sup>

Surface extérieure

150 m<sup>2</sup>

Niveau sonore

2 - zona abbastanza silenziosa

Étages

2

Pièces

5

Chambres

4

Salles de bain

2

Jardin

1000 m<sup>2</sup>

Terrain

1000 m<sup>2</sup>

Cave

Oui

Place de parking

Oui

Altitude m s.n.m.

200

État

da ristrutturare

Chauffage

Autonomo a gas metano

# Catégorie

G

**MESSAGES.PROPERTY\_IMAGES**







































