



# LUNIGIANA 2000

real estate

**Réf. 380B**

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# Charming detached house



## DESCRIPTION

Charming **detached village house** with private **garden** located in a picturesque hamlet in the municipality of Bagnone, in the beautiful Lunigiana area, northern Tuscany.

The property is arranged over several levels and comprises, on ground floor, an entrance leading to a living room, dining room, and kitchen with direct access to a covered **portico** and the private garden of 640 sqm, with olive trees and featuring a practical wooden shed for storage.

On the mezzanine level there is a bathroom with bath, while the first floor offers two double bedrooms and a **terrace**.

The property also includes a cellar on ground floor.

**Central heating (natural gas).**

It is possible to park at approximately 200 meters from the property.

An ideal solution as a holiday home or permanent residence, perfect for those seeking peace, nature, and authentic Tuscan charm, within easy reach of both the coast and the Apennines.

## **DÉTAILS TECHNIQUES**

Surface habitable

100 m<sup>2</sup>

Surface extérieure

120 m<sup>2</sup>

Niveau sonore

0 - zona molto silenziosa

Étages

2

Pièces

4

Chambres

2

Salles de bain

1

Jardin

640 m<sup>2</sup>

Terrain

640 m<sup>2</sup>

Cour

50 m<sup>2</sup>

Cave

Oui

Terrasse

8 m<sup>2</sup>

Portique

10 m<sup>2</sup>

Altitude m s.n.m.

450

État

abitabile

Chauffage

Autonomo a gas metano

Vue panoramique

Oui

Vue sur les Apennins

Oui

Meublé

Oui

# Catégorie

G

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