



LUNIGIANA 2000

real estate

Ref. 015A



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Lunigiana2000 - Real Estate in Tuscany

Italy, 54021 Bagnone (MS) - Piazza Roma, 2 - Ph. +39 0187421400 | Mob. +39 3355383266

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Restored detached house



DESCRIPTION

Restored detached house with beautiful panoramic views over the *Apuan Alps* and *Tuscan-Emilian Apennines* set in an hillside and sunny position, just 2 km far from a town with amenities, railway station and motorway exit.

The property consists of:

- Entrance hall, living room with fireplace and opening onto a large **terrace**, hall, double bedroom, kitchen, pantry, bathroom with bath and hydromassage shower and study with pellet burning stove - a staircase joins this floor with the first floor;

- Landing, two attic bedrooms, store room, bathroom with bath and large **terrace** on first floor.

Central heating (natural gas, fireplace stove, pellet boiler and pellet burning stove)

Air conditioning system, PVC inside and outside windows and double glazing.

Photovoltaic system of 3.5 kilowatt.

Energy performance certificate in A2 class.

TECHNICAL DETAILS

Internal surface

120 sqm

External surface

150 sqm

Noise Level

1 - silent area

Floors

2

Rooms

6

Bedrooms

3

Bathrooms

2

Garden

5461 sqm

Ground

5461 sqm

Court

300 sqm

Parking place

4 sqm

Terrace

40 sqm

Porch

30 sqm

Altitude a.s.l.

120

Energy class

55.43 Kw/h sqm

Status

Habitable

Heating

Central heating (natural gas)



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Panoramic view
Yes
View over Apuane
Yes
View over Appennino
Yes

Category

A2



MESSAGES.PROPERTY_IMAGES







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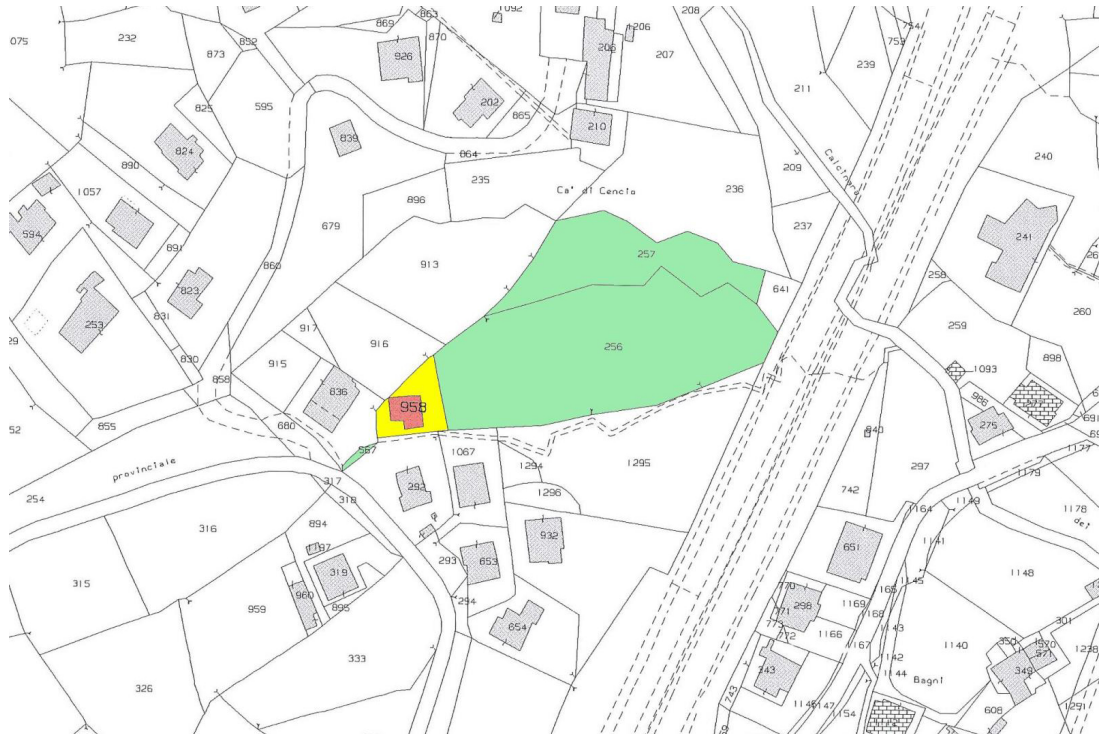
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