



# LUNIGIANA 2000

## real estate

**Ref. 270**



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real estate

**Lunigiana2000 - Real Estate in Tuscany**

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

**[www.lunigiana2000.com](http://www.lunigiana2000.com) - [english.info@lunigiana2000.com](mailto:english.info@lunigiana2000.com)**

## Detached villa



### DESCRIPTION

**Detached villa** with courtyard, **two terraces** and **garden** in the countryside and surrounded by vineyards and olive groves in a borgo characterized by a fabulous **pre-Romanesque church** and with shops, butcher's, grocery shop and bar.

The property comprises:

- **garage** and large kitchen on power ground floor;
- the first floor, accessible through an external staircase, consists of entrance hall, kitchen, living room, **three bedrooms**, single bedroom, toilet and bathroom with bath.

In the garden there is a barbecue with a pergola area for outdoor lunch and dinner.

**Central heating (oil) plus there is an underground tank for cooking gas.**

**Fully furnished.**

**Artesian well.**

#### **TECHNICAL DETAILS**

Internal surface

160 sqm

External surface

200 sqm

Noise Level

1 - silent area

Water Source

River/Stream

Floors

2

Rooms

6

Bedrooms

3

Bathrooms

2

Garden

400 sqm

Ground

400 sqm

Court

200 sqm

Cellar

Yes

Garage

Yes

Terrace

Yes

Balcony

Yes

Altitude a.s.l.

260

Status

Habitable

Heating

Autonomo a gasolio



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Panoramic view  
Yes  
View over Appennino  
Yes  
Furnished  
Yes

## Category

G



**MESSAGES.PROPERTY\_IMAGES**





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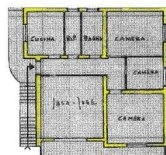


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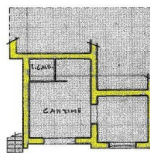


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piano primo



piano terra

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