



LUNIGIANA 2000

real estate

Ref. 187



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Lunigiana2000 - Real Estate in Tuscany

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

www.lunigiana2000.com - english.info@lunigiana2000.com

Superb villa



DESCRIPTION

Villa recently built on four levels with surrounding **land** of approximately 2.000 sq m with orchard and olive groves situated in a magnificent hillside position at 300m above sea level and boasts panoramic views of the Apuan Alps, the Gulf of La Spezia and along the coast towards Versilia.

The living space is on the ground floor and comprises:

- entrance hall, large and light living room opening onto the **terrace**, fitted kitchen and bathroom;
- three bedrooms and bathroom on first floor;

- two bedrooms, bathroom and store rooms.
- taverna, laundry room and studio on lower ground floor.

It would be possible to split the property into two separate apartments with their own access.

Photovoltaic system + solar heating system, radiant floor heating, air conditioning configuration in all the rooms, central vacuum and satellite TV systems in all rooms.

A project for a swimming pool and outdoor kitchen and barbecue have already been approved.

The property is in an excellent and peaceful hillside position.

TECHNICAL DETAILS

Internal surface

190 sqm

External surface

240 sqm

Noise Level

1 - silent area

Floors

4

Rooms

9

Bedrooms

5

Bathrooms

3

Cellar

Yes

Terrace

Yes

Altitude a.s.l.

300

Status

New buildings

Heating

Central heating (natural gas)

Sea view

Yes

Panoramic view

Yes

View over Apuane

Yes



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MESSAGES.PROPERTY_IMAGES



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