



# Ref. 1020



**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 with garden of 3,000 sqm



### DESCRIPTION

In a **quiet and sunny area**, 1 km from the charming medieval village of Bagnone, **detached villa** of 240 sqm on one level with **surrounding garden of 3,000 sqm** with **fruit trees** and **large flower beds**.

The building, recently built and in perfect condition, is **divided into two buildings**:

- **building A**: with kitchen, dining room, large living room with fireplace, large study, guest bathroom, double bedroom, master bathroom, utility room and large covered patio;
- **building B**: living room, dining room with kitchenette, two double bedrooms, two bathrooms and laundry room.

**Underfloor heating** with methane gas.

The garden is equipped with **irrigation system** with the possibility to build a beautiful **swimming pool**.

### MESSAGES.TECHNICAL\_DETAILS

Internal surface: 240 sqm

External surface: 290 sqm

Distances: 12 km. Autostrada Pontremoli; 7 km. Stazione ferroviaria Villafranca-Bagnone

Floors: 1

9 Rooms

3 Bedrooms

4 Bathrooms

Elevator:No

Garden: 3000 sqm

Parking place : sqm

Porch : sqm

Altitude a.s.l. : 300

Energy class : 114.80 Kw/h sqm

Category : D  
Status : New buildings  
Heating : Central heating (natural gas)  
Panoramic view



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## MESSAGES.PROPERTY\_IMAGES



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