

## VILLA IN VILAFRANCA IN LUNIGIANA

1 100 000 €

<b>Lot №:</b>	1656-1801	<b>Type:</b>	Sale - Houses/Villas
<b>Location:</b>	Italy - Tuscany - Villafranca in Lunigiana	<b>Area:</b>	300 m <sup>2</sup>
<b>Land area:</b>	2000 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Very well
<b>Balconies:</b>	1	<b>Terraces:</b>	1
<b>Number of floors:</b>	4	<b>Heating:</b>	Autonomous heating
<b>Distance to sea:</b>	25 km	<b>Distance to airport:</b>	65 km

### Property features:

Balcony	Swimming pool	Appliances	Jacuzzi
Internet	Fireplace/stove	Air conditioning	Loggia
Furnishings	Parking	Signaling	Satellite TV
Terrace			

### Description:

Liberty style villa with garden and swimming pool. Renovated with attention to details and design, it still retains the character and some of the original features. The property is accessed by a private little driveway flanked by the fully fenced garden. An elegant marble staircase opens onto the terrace and leads to the entrance of the house on 4 levels: the ground floor consists of entrance hall, living room, study and hall, dining room with fireplace, kitchen and bathroom. An internal staircase leads to the two upper floors where there are 4 bedrooms, 2 bathrooms and the under roof floor. On the lower ground there is a tavern with a kitchenette and a hallway currently used as a laundry. The fully enclosed garden surrounding the house, the pergola and the outbuilding with summer kitchen and living room, offers space to enjoy the sun and relax in the large swimming pool. Luxury finishing. New electric, hydraulic, heating (natural gas), video monitoring system. Pozzo in the garden, automatic irrigation system. Walking distance to shops and amenities.

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