



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Aulla (MS) Via Barisello 1

### Elegant farmhouse with pool, Massa di Carrara

This enchanting estate offers a unique experience just 7 km from the heart of the village. Wrapped in a tree-lined driveway, the main residence welcomes with a cozy atmosphere right at the entrance, where a stone staircase leads to the two levels of the house.

On the ground floor, terracotta floors and stone inserts on the walls create a rustic and charming ambiance. In the living and study area, a wood stove dominates the space, next to a stone arch and a well-curated library. The kitchen, also rustic in style but equipped with all modern conveniences, opens onto an outdoor veranda, perfect for al fresco dining. Adjacent to the kitchen, a dining room with an original fireplace creates a convivial and welcoming atmosphere. The floor is completed with a bathroom and a laundry room.

Upstairs, wood takes center stage, with parquet floors and sloped ceilings adding warmth to the four spacious bedrooms. The master bedroom boasts a luxurious en-suite bathroom with a refined design bathtub, while a second bathroom with a double shower is available for the other rooms.

A short distance from the main residence is the former stable, transformed into a charming loft with a kitchen area, sleeping area overlooking the pool, bathroom, and a loft with additional sleeping arrangements. The ground floor of the stable is currently used as a tool shed but offers potential for further residential projects.

The pool, located between the terrace of the main house and the stable, offers an oasis of relaxation with views of the surrounding mountains. Surrounded by a rose garden and an elegant pergola, it is the ideal place to relax on loungers or in the shade.

The surrounding land, extending over 3.8 hectares, is divided between a garden, orchard, play area, and arboreal greenery, offering guests ample space to explore and enjoy nature. This enchanting property offers the opportunity to live a continuous vacation without ever having to leave the comfort of home.

#### INFORMATION

Ref.	Toscana 12345
Type	Sale
Category	Villa
Price	1,250,000.00
Annual Expense	
Year	1900
Energetic Class	A 12.21

#### NUMBER

Rooms	9
Bedrooms	5
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	330
Garden	38000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Marble		

## ACCESSORIES

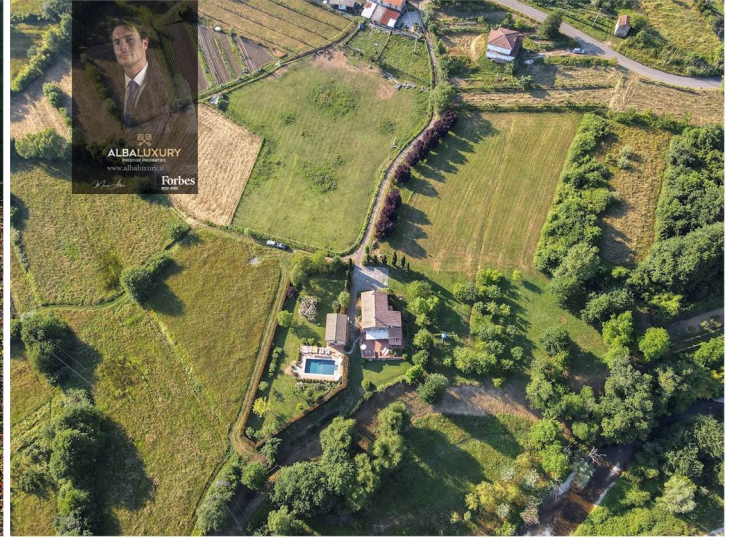
Antitheft	Air conditioning	Wall Closet	Fireplace	Chimney flue
Electric gate	Double glazing	Satellite system	Separate entrance	Swimming pool
Storage room	Outdoor tables	Awning	Jacuzzi tub	

## IMAGES



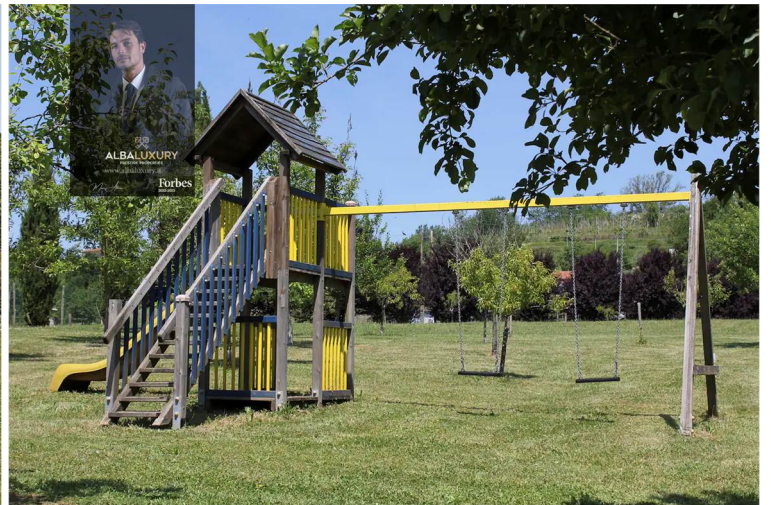
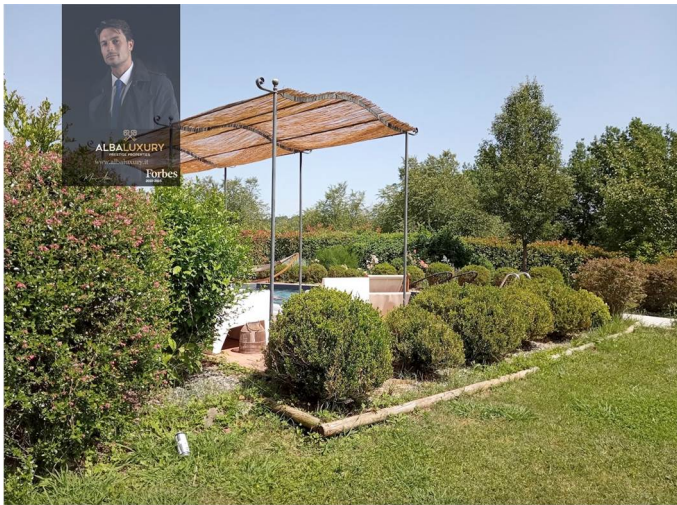


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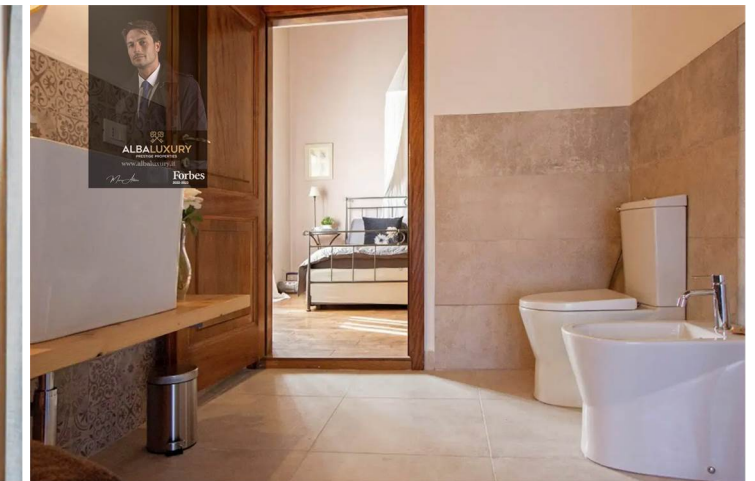
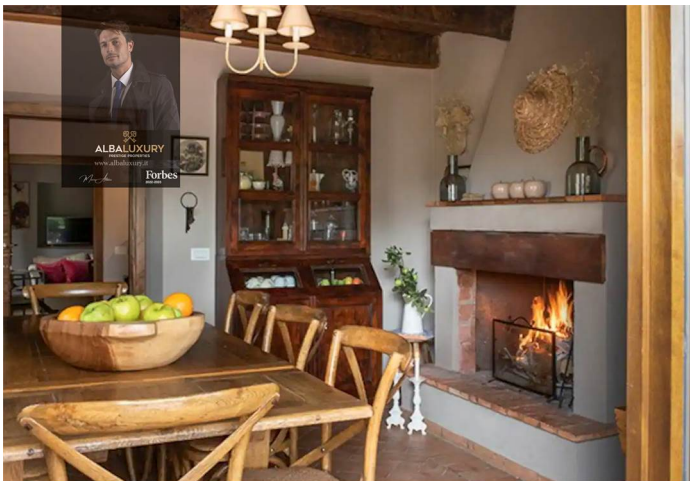


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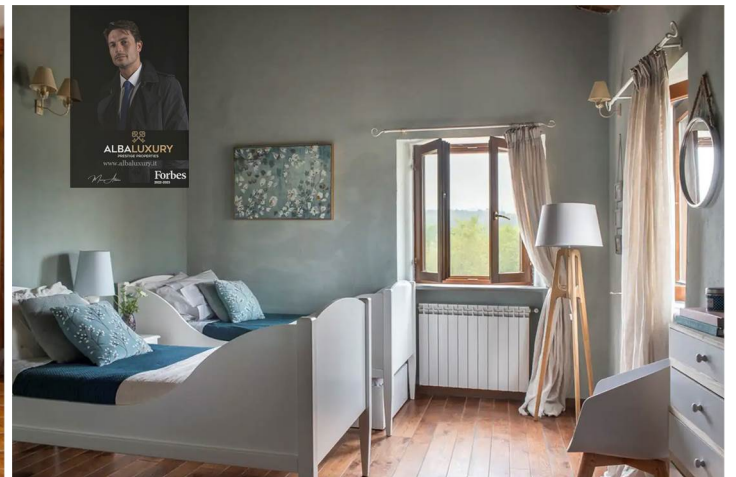
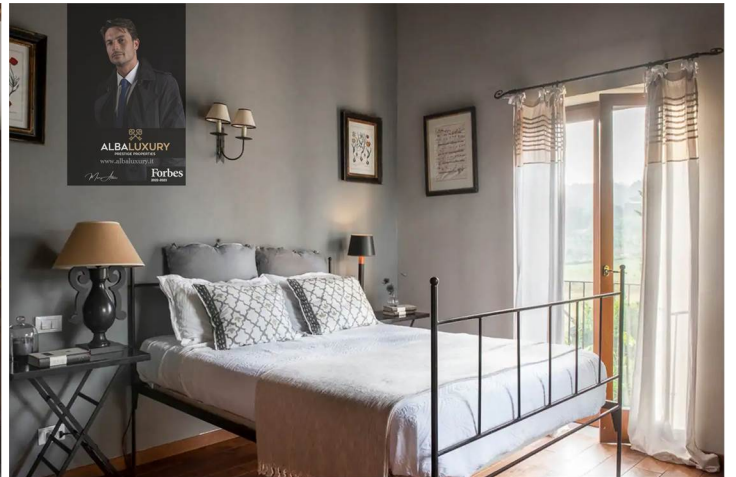
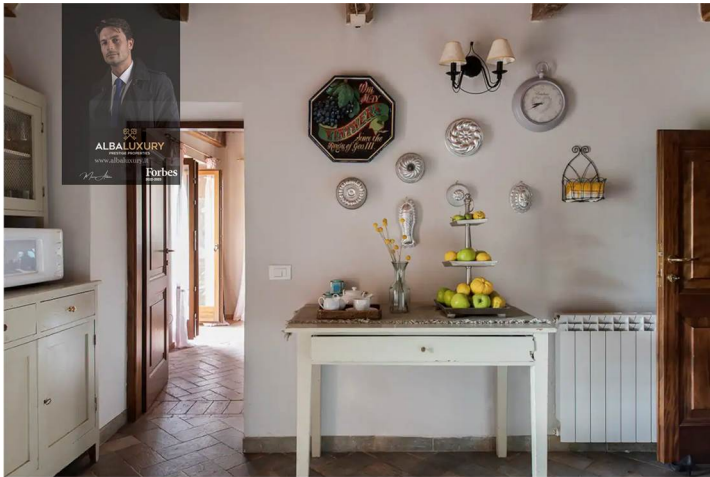


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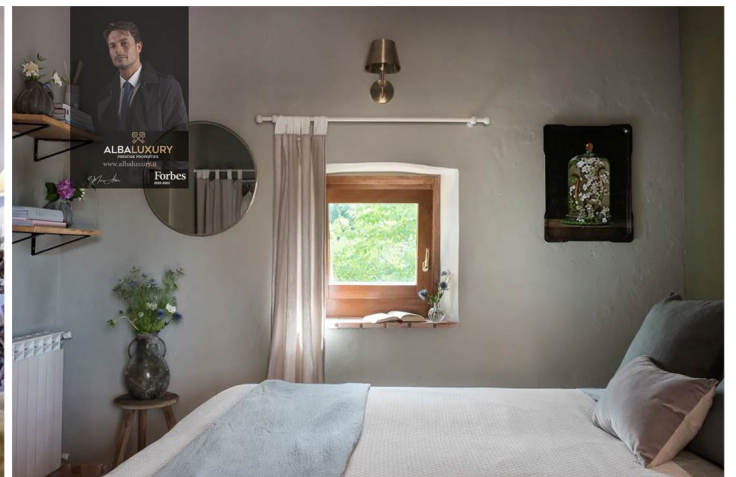


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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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