



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

CASA LA ROSSA

Tuscany, Lunigiana, Licciana Nardi

€ 329,000



Bedrooms: 5

Garden : 1600 SQM

Terrace Yes

Parking: Yes

Floor Area: 150 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Superb spacious, detached villa (150 sqm) set in its own land in a quiet and peaceful location yet within a few minutes to a town with amenities. The villa has been built with attention to energy efficiency and offers bright accommodation with four/five bedrooms and ample living areas.

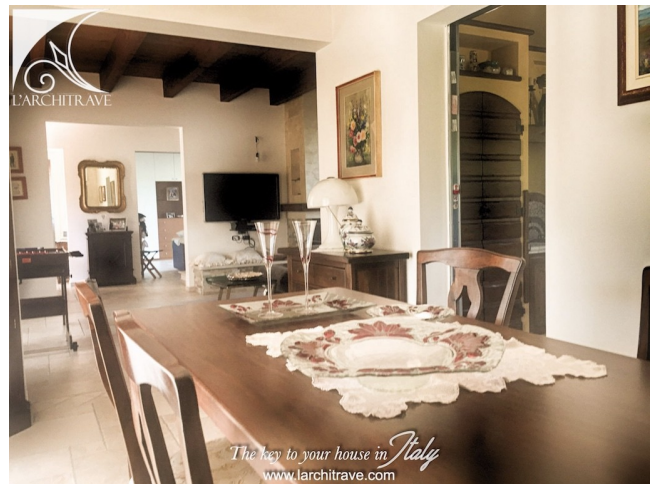
Entrance off a covered portico to a hall leading to an open-plan living-dining room with fireplace and large glass doors opening onto the outdoor terrace, big built-in kitchen, with french doors opening to the portico, two bedrooms and bathroom with shower, store room with heating system; upstairs there is a master bedroom with walk-in wardrobe and private terrace, a further two bedrooms and large bathroom with walk-in shower.

The villa is set in 1,600 sqm of land (a little under half an acre). Under-floor heating, solar panels and air-conditioning. The house has wood beamed ceilings and tiled floors. Private drive and parking. A short walk through the woods to a lovely river with rock pools. The villa is situated in a very quiet and private location close to a small town with restaurants, pizzeria, chemist, shops, medical centre and schools (1.5 km) and about the same distance from a commercial centre with supermarket and shops.

Licciana Nardi is a town in the Taverone valley with 13th century pedestrian street flanked with local shops. Central in the town is the Piazza del Municipio which hosts the 16th century Malaspina castle and many festivals such as the Chestnut Festival in the autumn. The castle is linked to the baroque church by a covered bridge so that the nobles had direct access to prayer and dealings with the local priest. There are also a bank, schools, shops, restaurants, coffee bars and medical facilities. The nearby village of Monti has a castle on the hill above and also offers a good selection of amenities, including a pizzeria and restaurant and coffee bars.

Lunigiana is a magical place to live and visit. While it remains a comparatively undiscovered and unspoilt part of Tuscany, it is neither isolated nor remote. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and for lovers of the coast the sea is only half-an-hour away. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing. The area is criss-crossed with marked footpaths for walks to the hills and mountains. The airports of Pisa, Parma and Genova are all within an hours drive.

Distances: Aulla (autostrada and train station) 9km, Lerici (beaches) 30 km, Lucca 80 km, Pisa (airport) 90 km, Florence 100 km.





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