

VILLA BOEMA

Tuscany, Lunigiana, Fivizzano

€ 950,000



Bedrooms: 6

Garden Yes

Land: 40000 SQM

Floor Area: 350 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Beautiful private villa set in a secluded hillside location with olive groves and a spectacular view, just outside Fivizzano.

The villa comprises six bedrooms with ample living space, including a separate guest unit, with over 40,000 sqm (10 acres) of private land which includes 620 olive trees and a vineyard in production. Approached by a private, gated driveway.

The house is set on the hillside so it flows onto a number of levels. The sociable living area comprises a large living/ dining room with separate kitchen which opens onto a terrace, perfect for 'al fresco' dining. On this first level are also two bedrooms and a bathroom. Upstairs is the master suite with a large double bedroom with doors to the garden, bathroom with bath and shower, walk-in wardrobe and a laundry room. Upstairs again is a living room with attic bedrooms and bathroom, and up again is a kitchen/living room with bedroom and bathroom. This level has a private entrance.

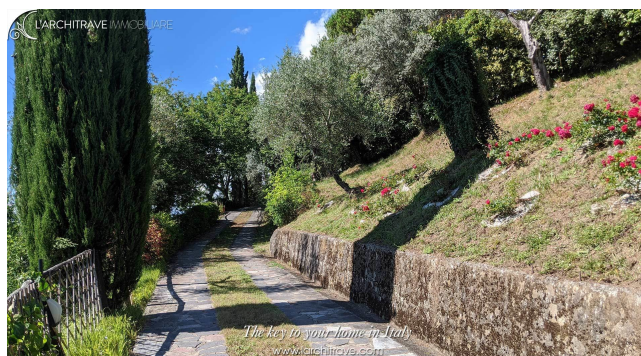
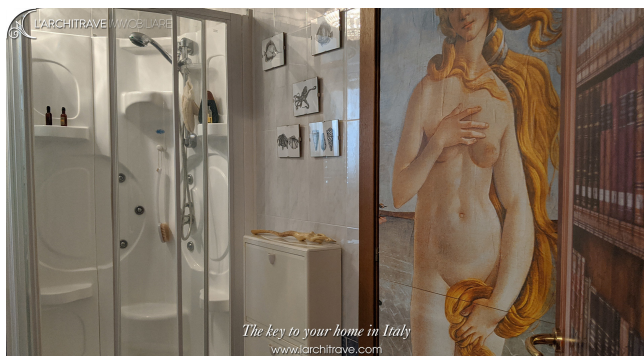
On the top floor is a private guest suite with open plan kitchen/living room with mezzanine, and a bathroom with bath. This level opens onto a large terrace with spectacular views down the valley.

Fivizzano is a medieval walled town with a central cobbled piazza and is often referred to as the Florence of Lunigiana. The bustling town hosts many cultural events over the summer with concerts in the piazza and reenactments of medieval parades. With its musical heritage the town also attracts international musicians during its annual folk music festival. There is a weekly market in the Medici piazza on Tuesdays and also a hospital, shops and restaurants in the town.

Lunigiana is a magical part of Tuscany. The hills that encircle Lunigiana create an intimate and relaxed atmosphere whilst the blend of the mountains and sea are extremely inviting to those who enjoy the outdoors. 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 and are full of life with busy coffee bars, restaurants and shops . The area is criss-crossed with marked footpaths for walks to the hills and mountains. The airports of Pisa, Parma and Genova are all just over an hour away.

Distances: Fivizzano (shops, restaurants) 3 km, Aulla (motorway and trains) 15 km, Lerici (beaches) 40 km, Cinque Terre 40 km, Pisa (airport) 95 km, Lucca 95 km, Florence 150 km.





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