



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

IL BORGO

- Sale Agreed

Tuscany, Lunigiana, Licciana Nardi

€ 60,000



Bedrooms: 3

Floor Area: 150 SQM

Within 1 hour Of an airport: Yes

Close To amenities

EPC: **F**

Set in the 13th century cobbled pedestrian street running through this charming village with shops and restaurant. The property is set in an old palazzo with many original features.

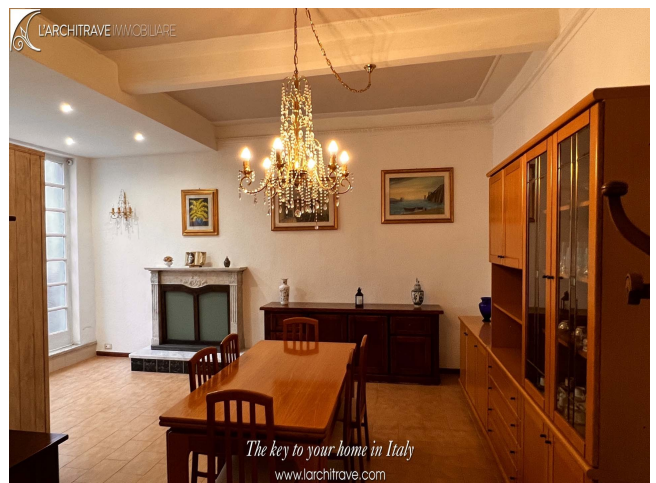
The property for sale has been recently modernized to include new windows and shutters, electrical circuits, central heating and bathroom.

On the first floor of the palazzo the property is entered to a hallway opening into an open-plan living room - kitchen, a few steps lead up to two bedrooms and bathroom. On the level below is a further guest bedroom with independent access. There is also a taverna (rustic kitchen), and three store rooms and bathroom.

Licciana Nardi in Lunigiana is a small town in the Taverone valley with 13th century pedestrian street (the 'borgo') 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 the nobles had direct access to prayer and dealings with the local priest. There is also a bank, schools, restaurants and medical facilities. Licciana has a river running through it which offers a great recreational space in the summer months with beautiful river swimming in the clear rock pools. The nearby village of Monti has a castle on the hill above and offers a good selection of amenities.

Lunigiana is a magical part of Tuscany. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and for lovers of the coast the spectacular Ligurian coastline is close by. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre (UNESCO World Heritage Site) are ideal for swimming and sailing in the summer. 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: Aulla (supermarkets, autostrada, trains) 8 km, Lerici (beaches) 35 km, Cinque Terre 45 km, Lucca 90 km, Pisa (airport) 95 km.





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