



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

CASA LAURETTA

Tuscany, Lunigiana, Licciana Nardi

€ 78,000



Bedrooms: 2

Within 1 hour Of an airport: Yes
Close To amenities

Fully restored third-floor apartment with roof terrace and wonderful panoramic views, in the heart of the ancient borgo of Licciana Nardi.

The accomodation is on one level comprising: cosy living / dining room with fireplace and doors to balcony, fitted kitchen with doors to balcony, two light and airy bedrooms (one is a 'walk-through' bedroom to access the second), bathroom with shower, and laundry / utility room. The balcony has lovely views over the ancient borgo.

From the utily room a second staircase leads down to the street, from which a large, private storeroom is reached.

Upstairs is a spacious roof terrace with wonderful views over the river and countryside, and up the valley as far as the mountain ridge.

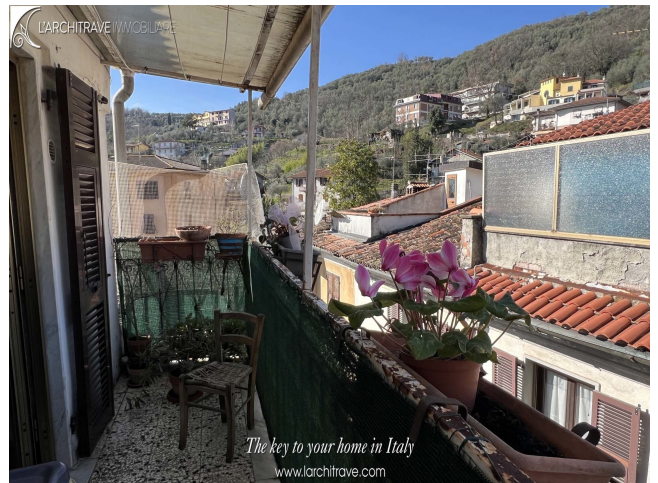
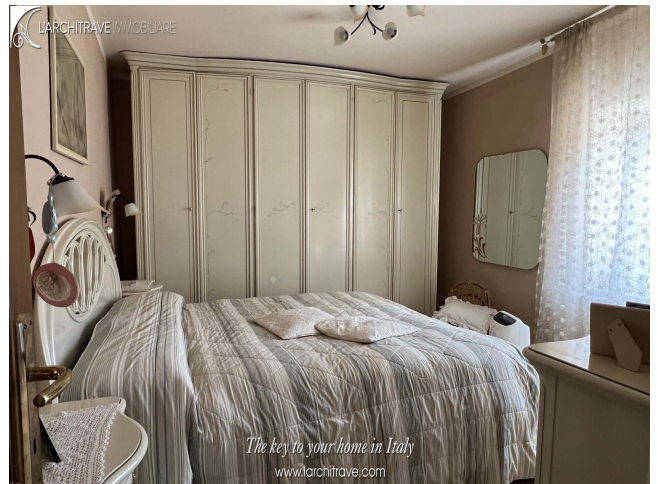
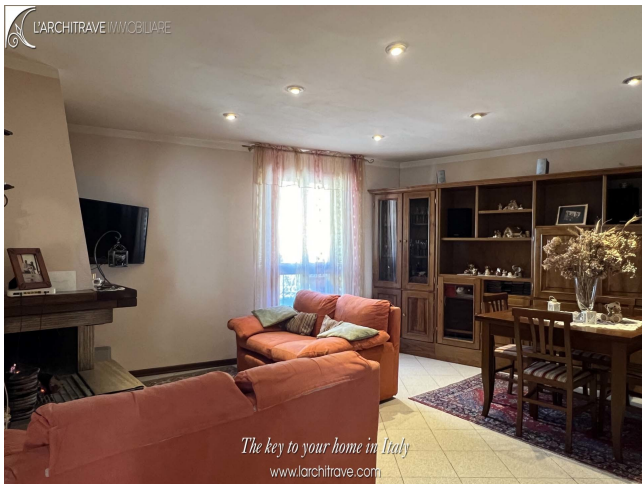
Licciana Nardi is a town in the Taverone valley with 13th century pedestrian street flanked with local shops. Central in the town is the Piazza del Municipio which hosts the 16th century Malaspina castle and many festivals such as the Chestnut Festival in the autumn. The castle is linked to the baroque 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, restaurants and medical facilities. The nearby village of Monti has a castle on the hill above and offers a good selection of amenities.

Lunigiana (pronounced Loonee-janna) is a magical part of Tuscany starting with its name the 'Land of the Moon'. 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 but for lovers of the coast the sea is only half-an-hours' drive away.

Lunigiana is special and has been likened to a magical kingdom. It is not only the breath-taking scenery with its abundance of medieval castles but you simply feel a huge sense of wellbeing radiating from the sunshine, glorious countryside, delicious food and wine, kind friendly locals and most importantly, from the sense of tradition and community amongst people here that is rarely seen in modern day life.

The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing in the summer while the snow clad mountains offer skiing in the local resorts during the winter months and are each a short drive away. 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: Licciana Nardi (shops, cafes etc) on the doorstep, Aulla (autostrada, supermarkets, trains) 9 km, Lerici (beaches) 30 km, Cinque Terre 45 km, Pisa (airport) 90 km, Florence 150 km.





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