

# CASA MONTELLO

Tuscany, Lunigiana, Fivizzano

€ 150,000



**Bedrooms:** 2

**Garden** Yes

**Floor Area:** 120 SQM

**Within 1 hour Of an airport:** Yes

**Close To amenities**

**EPC:** 

Restored apartment comprising entrance hall, living room, fitting dining-kitchen with door to garden, two double bedrooms plus family bathroom with shower.

Easy car access and parking. Outside is a private, level lawned garden, and large dining-pergola. Taverna - cantina opening onto the garden.

The property is tucked away in a peaceful location close to the village of Soliera. There is a supermarket and train station within a few minutes' drive.

Equidistant, and just 10 mins drive away, are the medieval market towns of Fivizzano and bustling Aulla with supermarkets, shops, motorway and train station. Fivizzano, a medieval walled town with a central cobbled piazza, 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 hospital, shops and restaurants in the town. Aulla is the main point of access to the area, with autostrada exit and trains, from where it is easy to reach the Ligurian coastline and all the sights of Tuscany. It is an easy run to Pisa airport, straight down the autostrada.

Lunigiana is a magical part of Tuscany with breath-taking scenery and an abundance of medieval castles. The sunshine, glorious countryside, delicious food and wine, kind and friendly people offer a perfect mix for a summer retreat or for year-round living. 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 just over an hour away.

Distances: Aulla (shops, autostrada, trains) 8 km, Fivizzano 10 km, Lerici (beaches) 25 km, Lucca 90 km, Pisa (airport) 90 km, Portofino 100 km, Florence 150 km.



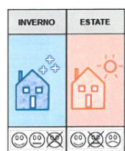




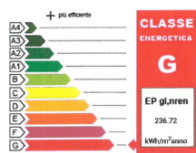
#### PRESTAZIONE ENERGETICA E GLOBALE DEL FABBRICATO.

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, a netto dei rendimenti degli impianti presenti.

Prestazione energetica del fabbricato



Prestazione energetica globale



Riferimenti Gli immobili simili avrebbero in media la seguente classificazione:

Se nuovi:

Se esistenti:

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## L'Architrave Immobiliare Unipersonale srl

Via Montebello 20, Licciana Nardi 54016 Massa Carrara, Tuscany, Italy  
(+39) 0187 475543 - [info@larchitrave.com](mailto:info@larchitrave.com)