

LA SCALETTA

Tuscany, Lunigiana, Licciana Nardi

€ 165,000



Bedrooms: 2

Garden Yes

Floor Area: 100 SQM

Within 1 hour Of an airport: Yes

Close To amenities

EPC: 

Detached house with garden in a small village. The property is well-presented and offers comfortable accommodation in a peaceful and tranquil setting.

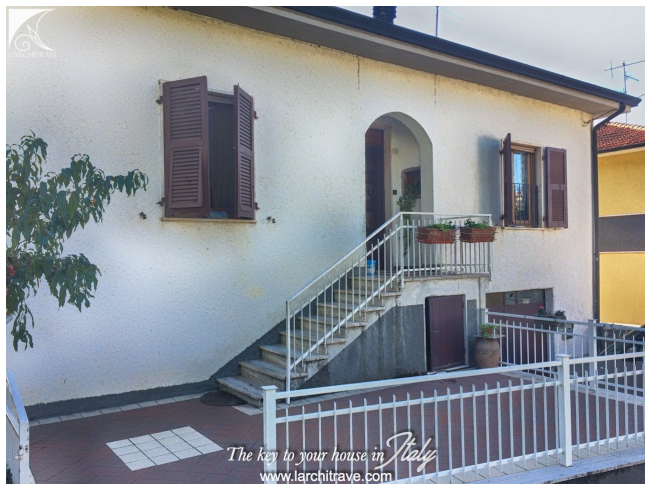
Entrance to the property is through a gate with steps leading to the front door, where you enter into a bright and spacious living room. A well-fitted kitchen, two double bedrooms both open onto a balcony with steps down to the garden and large terrace. Good, modern bathroom with shower; the ground floor below offers the same area and is mostly used for storage although there is a useful summer kitchen and further three rooms and bathroom that require some finishing.

The house is connected to main services with central heating. There is a pizza oven and wood store in the garden, ideal for summer cooking and 'al fresco' dining. Set at the edge of a village surrounded by beautiful rolling countryside. Easy access to the town of Licciana Nardi and on down the valley to Aulla.

The location has so much to offer. The village hosts a famous festa during August each year when the delicious, traditional dishes of the region are served in pretty surroundings. There is a great community atmosphere as everybody helps out to make each festa one to remember. With easy access from Aulla, where there is a autostrada access, the whole of Tuscany is on the doorstep. The spectacular Ligurian beaches are within 30-40 mins and Lucca, Parma and Florence all make excellent trips to explore the history and culture of this area. Locally, there is another wonderful festa each year in August in the nearby village of Filetto, with shows and dances, from all eras and excellent stalls and street food. The larger Medievalis festa takes over the town of Pontremoli each summer, with people in costumes, competitions, shows and fireworks. Bagnone town, close by, is a lovely place for a coffee on the piazza, or to explore one of the great local restaurants for lunch. The theatre is very popular and is the hub of the town, with many exhibitions and events, as well as a programme of drama productions. Bagnone is a charming medieval town dominated by a castle and a cobbled piazza is ideal for watching the local town life go by while sipping a cappuccino in one of the many cafés. A river runs through the middle of the town and cobbled lanes with interlinking archways and restaurants are hidden under the stone vaults. Shops offering local produce and the backdrop of the mountains make this a particularly pretty town in the area. 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 sea is only a little over half-an-hour away. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre (UNESCO World Heritage site) are ideal for swimming and sailing. The airports of Pisa, Parma and Genova are each just over an hour away.

Distances: Aulla (autostrada, trains, supermarkets) 5 km, Licciana Nardi 5 km, Bagnone 10 km, Filetto 10 km, Lerici (beaches) 30 km, Cinque Terre 40 km, Lucca 80 km, Pisa (airport) 90 km.





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