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*The key to your home in Italy*

# CASA LAURA

Tuscany, Lunigiana, Licciana Nardi

**€ 80,000**



**Bedrooms:** 2

**Garage:** Yes

**Parking:** Yes

**Floor Area:** 85 SQM

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

**Close To amenities**

**EPC:**



Lovely apartment with balcony and views over the river valley. Great town with shops, coffee bars and restaurants. Good bakers, organic butchers. Wonderful piazza to while away the day. Banks and schools. Good transport links.

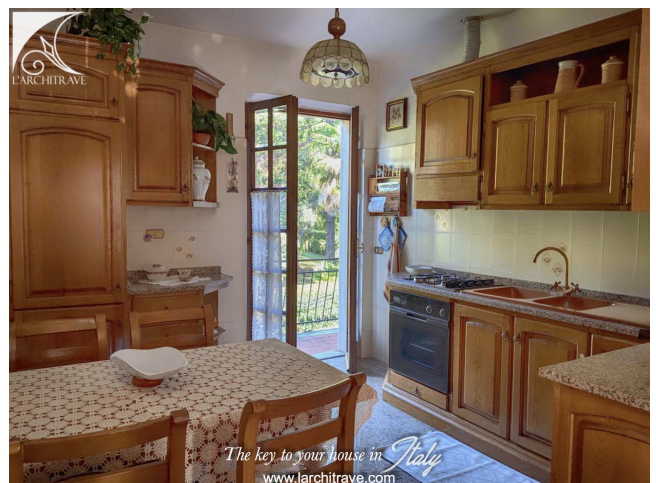
This lovely flat is on the first floor of a purpose built building and comprises a living room, kitchen, two bedrooms, bathroom and balcony. There is also a private garage. In immaculate condition.

This is a great flat in a good location offering all the facilities of the town on your doorstep. The ancient pedestrian borgo runs through the centre of the town with the church and piazza at one end and bars and playground at the other. Just a few steps away from wonderful river swimming.

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 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: Licciana Nardi on the doorstep, Aulla (supermarkets, autostrada, trains) 8 km, Lerici (beaches) 35 km, Cinque Terre 45 km, Lucca 90 km, Pisa (airport) 95 km, Florence 110 km.











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## **L'Architrave Immobiliare Unipersonale srl**

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