



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

CASSETTA BETTY

Tuscany, Lunigiana, Fivizzano

€ 110,000



Bedrooms: 2

Garden Yes

Terrace Yes

Floor Area: 112 SQM

Within 1 hour Of an airport: Yes

Close To amenities

EPC:



Sweet little house (112 sqm) in immaculate condition and set in a lovely village in the hills above Fivizzano. Walk to the town on the old mule track.

Adorable village house which has been fully renovated with great flair and attention to detail, and is now presented to the market as a very strong offering.

From the charming parking area in front of the church, you wander through the cobbled village lane to access this house. From the entrance hall you enter into the beautifully made kitchen/ living room/ dining room which is fully equipped and which has a little terrace off it with lovely countryside view - perfect for a morning coffee. The kitchen is hand built in chestnut wood and there is space for a large dining table. There is a lovely stone carved fireplace in the living room which is perfect for those chillier evenings. Upstairs there is a good double bedroom and a smaller single bedroom (currently with bunk beds), and a well fitted modern shower room. The fittings are all of high quality and the house is full of character. There are beamed ceilings, terracotta tiles and beautiful stairs. Central heating.

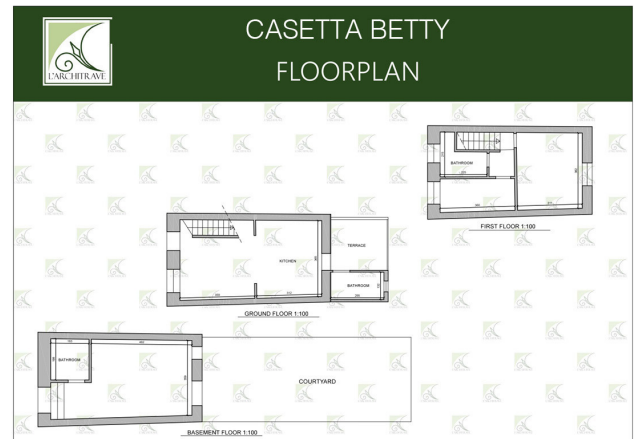
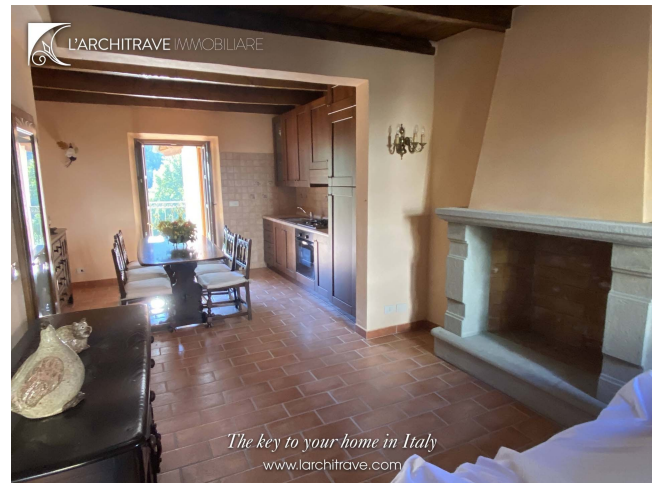
Down an external staircase there is access to a lovely 'taverna' room below the house, with a bathroom, which has access to the garden. This area is just right for barbecues and socialising with friends.

The village is in a lovely spot, full of sunshine and with views all the way down the valley. There is a friendly local community and a number of international families have holiday homes in the village. It is easy to walk into the pretty town of Fivizzano down the old mule track and all around the region there are extensive marked trails to explore. The area is well known for walking and heading further up the mountain is the little ski resort of Cerreto Laghi. This village is a unique location where it is perfectly possible to ski in the morning then head down to the coast for a dip in the sea in the afternoon. All on your doorstep.

Fivizzano is a medieval walled town with a central cobbled piazza and it 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 the annual folk music festival. There is a hospital, shops, supermarkets and restaurants in the pretty town.

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 half-an-hours' drive away. 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 and the views are stunning. The airports of Pisa, Parma and Genova are all just over an hour away.

Fivizzano (shops, supermarkets, restaurants) 4 km, Aulla (autostrada) 16 kms, Cerreto Laghi (skiing) 20 km, Lerici (beaches) 40 km, Cinque Terre (UNESCO WH site) 50 km, Lucca 90 km, Pisa (airport) 100 km.





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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