



L'ARCHITRAVE IMMOBILIARE  
*The key to your home in Italy*

# CASSETTA CLAUDIA

Tuscany, Lunigiana, Comano

€ 110,000



**Bedrooms:** 3

**Garden** Yes

**Floor Area:** 100 SQM

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

**Close To amenities**

Rustic house (100 sqm) in a charming village with three bedrooms and two bathrooms and lovely



countryside views. Pretty garden. Walk to a very good restaurant. Just steps away from the village parking the front door is accessed up some external steps and leads in to an open kitchen/dining/living room with fireplace, a double bedroom and bathroom. Upstairs there are two further bedrooms (one double and one single) and another bathroom and a good, wrap-around balcony. Downstairs there is a good cantina for storage, a beautiful garden with open countryside views and with a barbecue. There is a large covered log store. All services are connected, there is central heating.

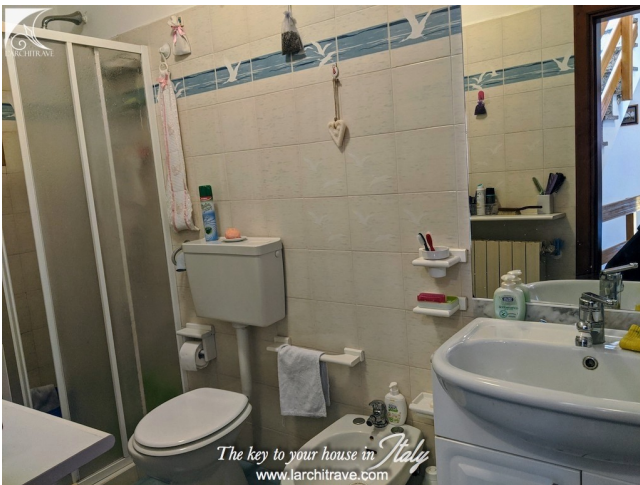
A short walk leads to the centre of the village which has a good baker, a very popular restaurant and a busy coffee bar. Comano is a town at the head of the Taverone valley with a backdrop of the breathtaking Apennine Mountains. There are many walking trails leading from Comano and the surrounding villages to the hills. The town, which is surrounded by the farming community, hosts an annual horse festival in the summer and offers a good selection of shops, restaurants and sport facilities.

Lunigiana is a magical part of Tuscany. The hills which 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 and for lovers of the coast the sea is only half-an-hour 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. The airports of Pisa, Parma and Genova are all just over an hour away.

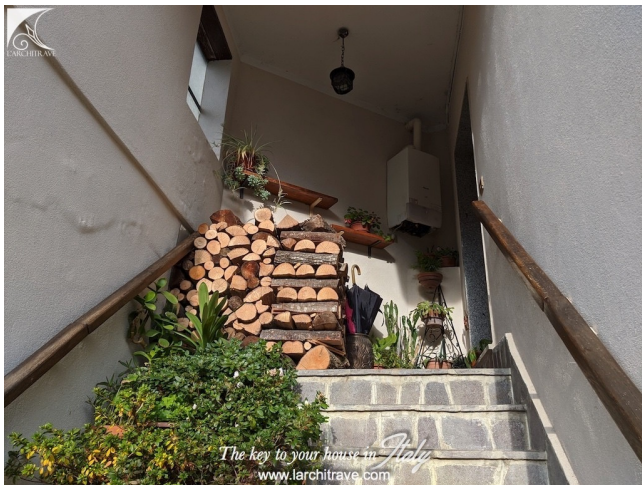
Distances: Comano (shops) 4 km, Licciana Nardi 2 km, Aulla (train & autostrada) 12 km, Lerici (beaches) 40 km, Cinque Terre 50 km, Lucca 90 km, Pisa (airport) 100 km.












---

## 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)