



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

# LA ROSALBA

Tuscany, Lunigiana, Lucciana Nardi

**€ 150,000**



**Bedrooms: 2**

**Garden : 4800 SQM**

**Parking: Yes**

**Floor Area: 150 SQM**

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

**Close To amenities**



TWO houses for sale, almost next door to each with a lawn in between, both to restore. Perfect for home and rental, or for a home with an independent guest unit. Set in a little village close to Licciana Nardi in the Lunigiana region of Tuscany.

The first house is entered on the first floor to an entrance hall, a kitchen/ dining room, double bedroom and bathroom, and on the ground floor there is a study, a double bedroom and a 'cantina' for storage. Across the lawn is another two bedroom house also with a 'cantina'.

The two houses are sold together for the price of €150,000.

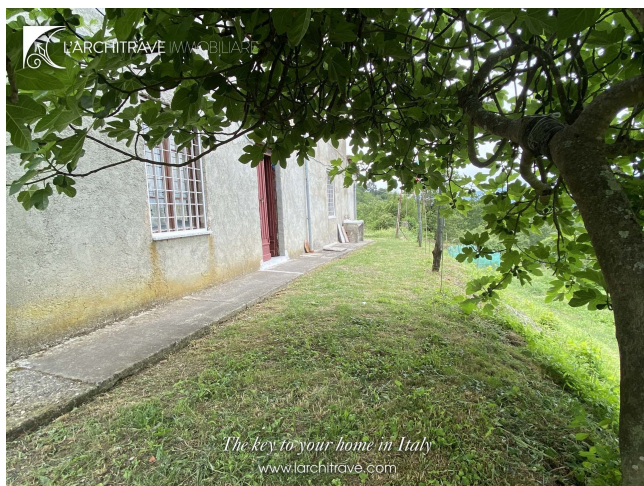
Licciana Nardi is a town in the Taverone valley with 13th century pedestrian street flanked with local shops. Central in the town is the Piazza del Municipio which hosts the 16th century Malaspina castle and many festivals such as the Chestnut Festival in the autumn. The castle is linked to the baroque church by a covered bridge so that the nobles had direct access to prayer and dealings with the local priest. There are also a bank, schools, restaurants and medical facilities. 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 hills that 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: Licciana Nardi 3 km, Aulla (autostrada) 10 km, Lerici (beaches) 40 km, Cinque Terre 50 km, Pisa (airport) 95 km, Lucca 95 km, Florence 150 km.







**L'Architrave Immobiliare Unipersonale srl**

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