



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

# LA MARGHERITA

Tuscany, Lunigiana, Villafranca in Lunigiana

**€ 220,000**



**Bedrooms: 2**

**Garden: Yes**

**Garage: Yes**

**Parking: Yes**

**Floor Area: 110 SQM**

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

**Close To amenities**

Detached home, with private access and accommodation all on one level with extensive 'cantina' (storerooms) and garage below, set in a pretty garden. In decent order throughout, ready for a refresh. Up steps to the terrace/balcony which is perfect to dine 'alfresco', there is a large kitchen/diner and a separate living room. Two double bedrooms and a spacious bathroom. Lovely views from all the windows and a feeling of peace and calm, yet within walking distance of central services. Excellent autostrada connections at both Aulla and Pontremoli, and there is a train station in Villafranca itself, making it an easy hop to the stunning Ligurian coastline. Garage and private parking and access on good roads.

This character property is set in walking distance to the town of Villafranca in Lunigiana, a town with shops, restaurants and a train station. The old centre has a selection of restaurants and local amenities including banks, supermarkets and a weekly market. A kilometer away you can visit the delightful town of Filetto. Meander your way through the entire town where you will find every street is linked to a stone passage or bridge. Filetto is best enjoyed in the month of August when it opens its doors and to host the annual medieval festival where all the villagers join in dressing up and re-enacting a bygone age. Also close the town of Bagnone, a charming medieval town dominated by a castle and a cobbled piazza which is ideal for watching the local town life go by while sipping a cappuccino in one of the many cafés. There are cobbled lanes with interlinking archways and restaurants hidden under the stone vaults, shops offering local produce and the backdrop of the mountains make this a particularly pretty town in the area. There is a train station at Villafranca in Lunigiana with trains to Pisa, the Cinque Terre (beaches) and a mainline to Parma and connecting cities.

The medieval market town of Pontremoli (with motorway and train station) has excellent restaurants and shops and a beautiful cobbled piazza and castle. The Apennine ridge of Logarghena famed for its wildlife and beautiful walks can each be reached in 15 minutes, The ancient town of Pontremoli has been built between two rivers as an expansion of the central castle and wherever you look you will find elegant palazzos with internal courtyards overlooking the river. The cobbled lanes leading up to the castle are flanked with stone houses and interlinking arches. The twin arched roman bridges are the gateway on either side of the town. Pontremoli has a good selection of shops and restaurants, a theatre, hospital and the famous Castello which houses a museum. The central Piazza della Repubblica has traditional cafés where you can mingle with writers as the town hosts the most important Italian book prize and literary festival each summer. Don't miss the imposing white marble Cathedral and colourful street market on Wednesdays and Saturdays.

Set in the heart of Lunigiana, a magical part of Tuscany, with the name meaning the 'Land of the Moon'. 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-hours' drive away. Lunigiana is special and has been likened to a magical kingdom. It is not only the breath-taking scenery with its abundance of medieval castles but you simply feel a huge sense of wellbeing radiating from the sunshine, glorious countryside, delicious food and wine, kind friendly locals and most importantly, from the sense of tradition and community amongst people here that is rarely seen in modern day life. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing in the summer and are a short drive away. 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: Villafranca 2 km, Bagnone 3 km, Aulla 10km, Pontremoli 12 km, Lerici (beaches) 35 km, Cinque Terre (UNESCO World Heritage site) 40 km, Lucca 80 km, Pisa (airport) 90 km, Florence 120 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)