L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

VILLA TRAMONTO

Tuscany, Lunigiana, Fivizzano

€ 1,200,000

Bedrooms: 4
Garden : 2500 SQM
Swimming Pool: Yes
Parking: Yes
Floor Area: 400 SQM

Within 1 hour Of an airport: Yes
Close To amenities

Beautifully restored stone 4 bed farmhouse and adjacent barn with extensive land and beautiful views. The property has been lovingly restored by the current owner to a high standard. Set is a

small village just a few minutes from the medieval market town of Fivizzano.

Villa Tramonto is accessed to a large entrance hall, split level living room, dining room and large farmhouse kitchen, and a bathroom on the main level: upstairs there are three bedrooms of which two have large ensuite bathrooms and there is a third bathroom off the hall. Altogether there are four bedrooms and five bathrooms. The property has wood floors and beamed ceilings with a charming mix of contemporary and traditional Tuscan charm. Connected to services and with central heating.

There are several cantina rooms on the lower ground floor. There is an independent annex on the ground floor with large bedroom and bathroom that opens onto the pool area that requires renovation. The landscaped garden and terraces are 2,500 sqm (around two-thirds of an acre). The swimming pool is currently being restored.

There is a large stone adjacent barn that requires restoration and offers the potential for further accommodation.

The Gulf of the Poets and Cinque Terre are within easy reach as are the cultural centres of Tuscany with Lucca and Pisa within an hour's drive. The property is in the heart of beautiful countryside with the larger town of Fivizzano just on the doorstep. Fivizzano is a beautiful medieval walled town with a central cobbled piazza. Often referred to as the Florence of Lunigiana, Fivizzano town is both beautiful and practical with supermarkets, restaurants and coffee bars. The bustling town hosts many cultural events over the summer with concerts in the piazza and reenactments of medieval parades and with its musical heritage the town also attracts international musicians during its annual folk music festival. There is a hospital, shops and restaurants in the town.

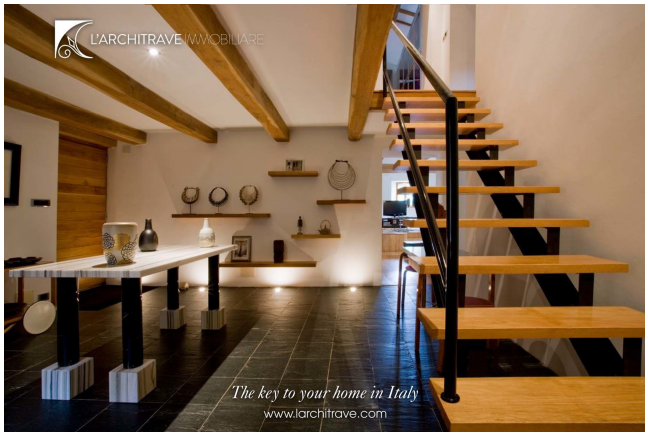
There are many great day trips to explore. Lucca is a beautiful Tuscan town protected by massively thick 16th-century walls, featuring some of Italy's finest medieval and Renaissance architecture, superb dining, antique markets, classical and rock music at the Lucca Summer Festival and with easy access to stunning nearby villas in the surrounding hills. The central Piazza dell'Anfiteatro in the centre is stunning. Pietrasanta is a historic medieval and artistic town in northern Tuscany sometimes called the City of the Artists or Small Athens for its marble studios and monuments. It is an important centre for working marble and was used as a marble source by Michelangelo. And, of course, the art and architectural treasures of Florence are a must.

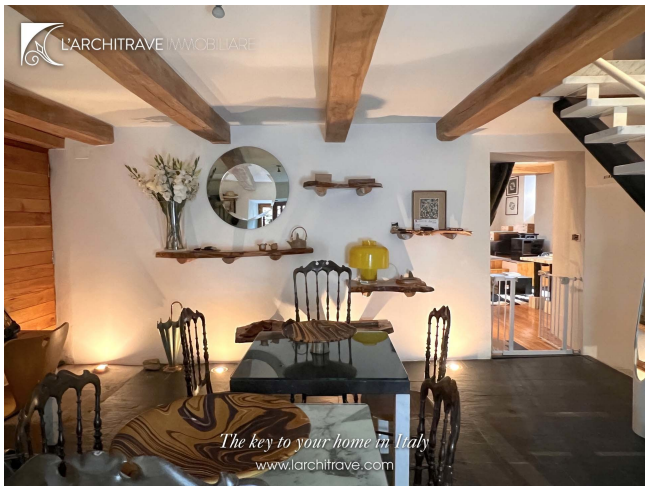
The Ligurian coastline is within easy reach. The Cinque Terre (UNESCO World Heritage site) is made up of the five fishing villages: Monterosso, Vernazza, Corniglia, Manarola, Riomaggiore and the 18km of coastal walks along the old mule-tracks between them, the most famous of which is the Via dell’Amore. Just south of the Cinque Terre is Portovenere where you can catch a ferry to the Cinque Terre or to Lerici, swim at Byron’s Bay or visit one of the islands Palmaria, Tino or Tinetto. The villages of Lerici and San Terenzo, each with impressive castles, face each other across the Gulf of the Poets and Tellaro has been named as one of the top 100 most beautiful hamlets in Italy. Neighbouring Fiascherino is just as beautiful. In addition to being known as a seaside tourist town, Viareggio is famous for its Carnival in February and the Puccini Festival during July and August. So the Ligurian coastline offers endless possibilities for days swimming or sailing, or for catching a boat trip or for simply taking a 'passeggiata al mare' and sipping an aperitivo.

The Ligurian coastline is special and Lunigiana, the northernmost part of Tuscany, is magical. The

rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and the year round calendar of festivals offer wonderful local specialities to try in each of the ancient towns and villages. The airports of Pisa, Parma and Genova are all just over an hour away.

Distances: Fivizzano 5 km, Aulla (motorway and trains) 25 km, Lerici (beaches) 45 km, Cinque Terre 60 km, Lucca 90 km, Pisa (airport) 100 km.

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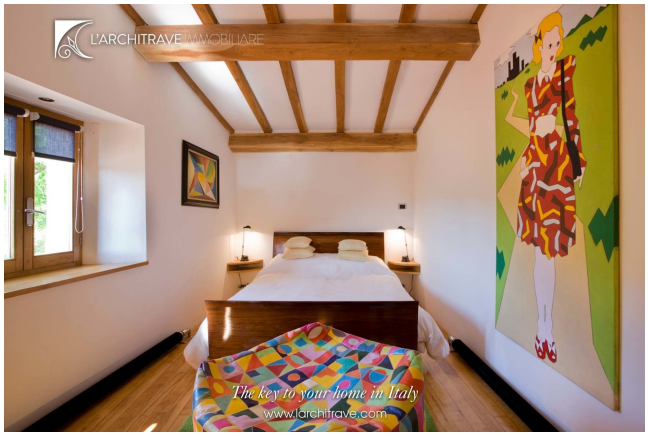
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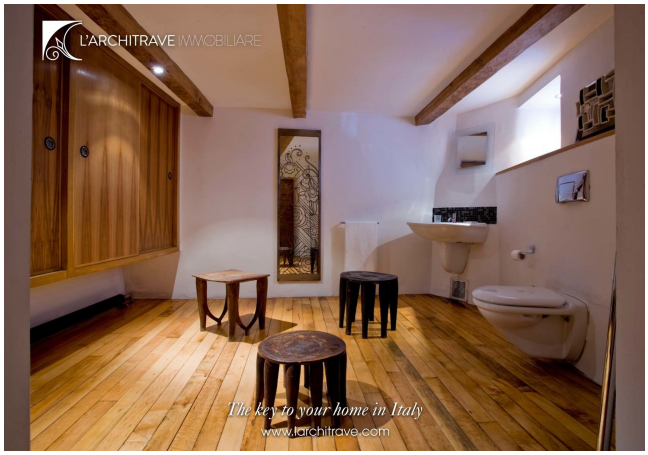
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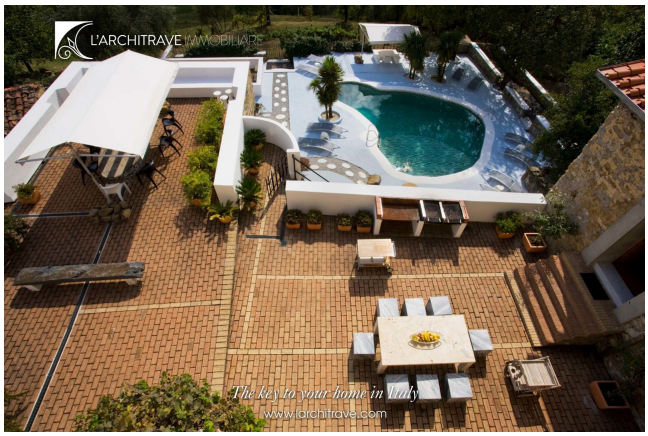
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L'Architrave Immobiliare Unipersonale srl

Via Montebello 20, Licciana Nardi 54016 Massa Carrara, Tuscany, Italy
(+39) 0187 475543 - info@larchitrave.com