



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

# CASA SANDRA

Tuscany, Lunigiana, Licciana Nardi

**€ 110,000**



**Bedrooms: 3**

**Garden : 125 SQM**

**Land: 130 SQM**

**Garage: Yes**

**Floor Area: 175 SQM**

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

**Close To amenities**



Portion of a villa with private garden, garage and cantina.

The property is accessed from an external staircase to a wide entrance hall, kitchen, living room, three bedrooms and two bathrooms.

Set in the town of Licciana Nardi with amenities within a short walk.

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.

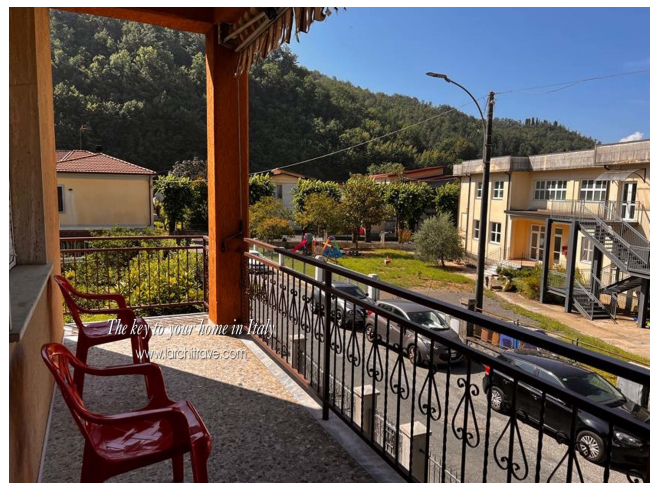
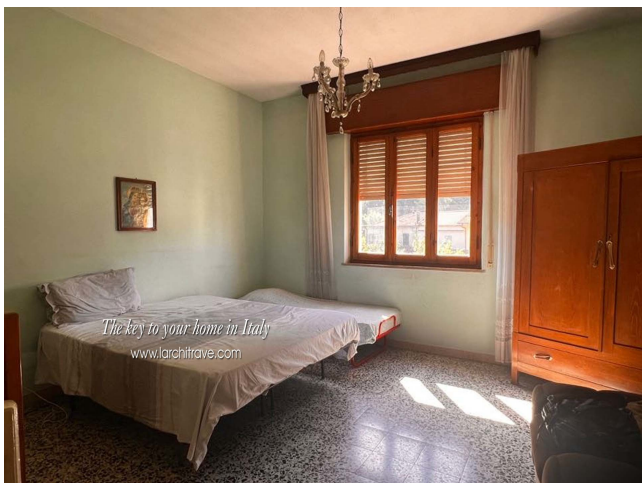
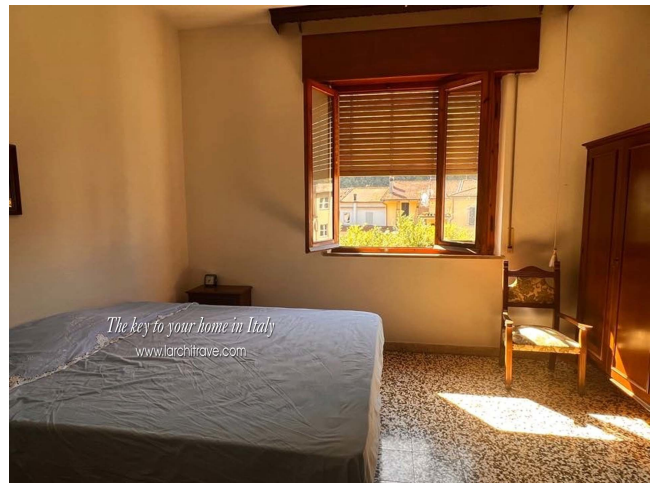
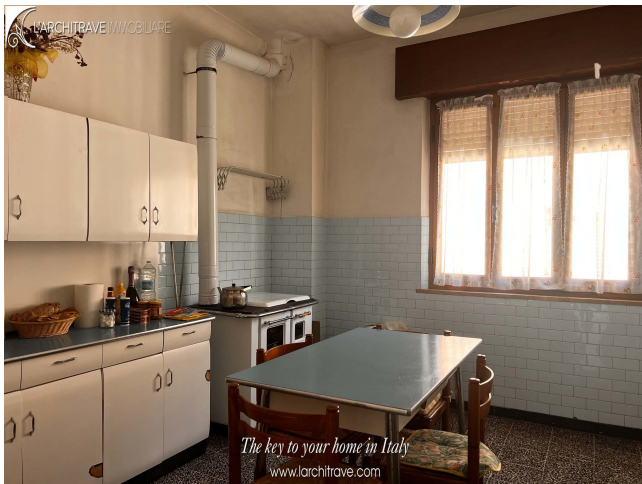
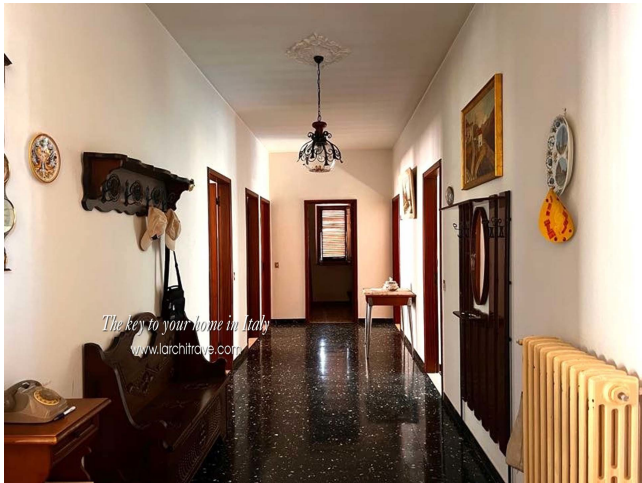
Lunigiana (pronounced Loonee-janna) is a magical part of Tuscany starting with its name the 'Land of the Moon'. The hills that encircle Lunigiana create an intimate and relaxed atmosphere whilst the blend of the mountains and sea are extremely inviting to those who enjoy the outdoors. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage but 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.

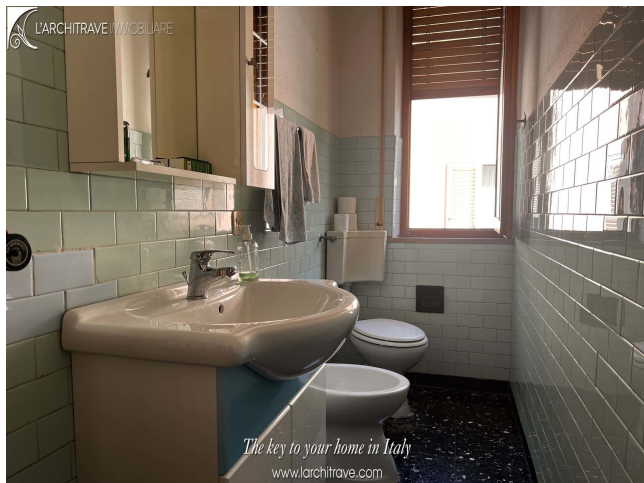
The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing in the summer while the snow clad mountains offer skiing in the local resorts during the winter months and are each a short drive away. The area is criss-crossed with marked footpaths for walks to the hills and mountains. The airports of Pisa, Parma and Genova are all within an hours' drive.

Distances: Licciana Nardi (shops, cafes etc) on the doorstep, Aulla (autostrada, supermarkets, trains) 9 km, Lerici (beaches) 30 km, Cinque Terre 45 km, Pisa (airport) 90 km, Florence 150 km.










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