



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

# VILLA MONA

Tuscany, Lunigiana, Fivizzano

**€ 300,000**



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[www.larchitrave.com](http://www.larchitrave.com)

**Bedrooms:** 3

**Garden** Yes

**Garage:** Yes

**Floor Area:** 230 SQM

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

**Close To amenities**

**EPC:**



Large villa with garden set in a panoramic position with views to the Apuane mountains. Walking distance to the village with shops, restaurant and train station.

Presented in good condition with services and central heating.

Accommodation offers a wide entrance hall, living - dining room with central fireplace, kitchen opening onto terrace, 3 large bedrooms, store room and two bathrooms, upstairs there is a further large room with lovely views;

on the ground level is a garage, very large cantina room and a further room equipped with sink, washing machine connection and opening onto the garden.

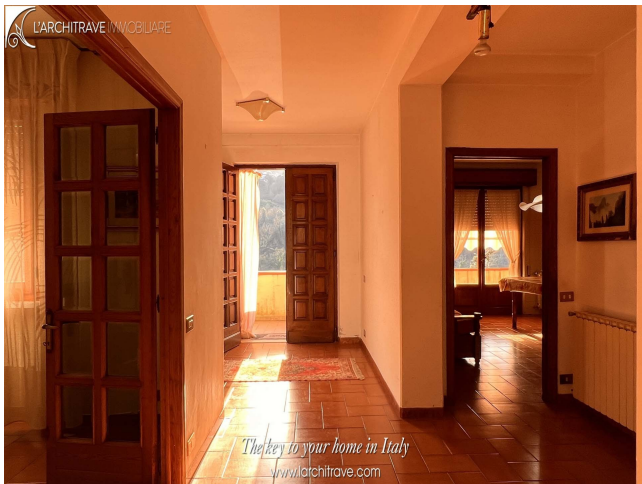
Private, gated parking. Additionally there is a large loft which is the same area as the living accommodation below. Private, lawned garden.

The local town of Monzone has a number of shops and services and, importantly, a train station which is within walking distance. The railway line runs fairly close to the property, with trains of the quiet electric/diesel type which run infrequently and which do not run at all at night. Within walking distance is a good selection of shops, coffee bars and restaurants. Easy access on good roads. The town of Fivizzano (10km) has a central cobbled piazza and is often referred to as the Florence of Lunigiana. The bustling town hosts many cultural events over the summer with concerts in the piazza and reenactments of medieval parades. With its musical heritage the town also attracts international musicians during its annual music festival. There is a hospital, shops and restaurants in the town. In the other direction, towards the sea, is Fosdinovo (20 km), a walled town dominated by a stunning Malaspina Castle dating back to the fourteenth century. The town is famous for embroidery on precious linen and Pope Francis's robe was embroidered by the ladies of Fosdinovo. The town overlooks the beaches of the Versilia coast and it is reached by a scenic road which meanders through the olive groves above the market town of Sarzana. Nearby (5 km) is the elegant town of Equi Terme, famous for centuries for the natural warm spring waters, now a spa and wellness retreat with thermal springs, large outdoor swimming pool and a new zip wire, climbing wall and e-bike hire. Excellent mountain trails for walking and biking. Ski resort of Cerreto Laghi in 45 mins, with good skiing over the winter months and also open in the summertime to pick up a chair lift up to wonderful summer walking in the hills.

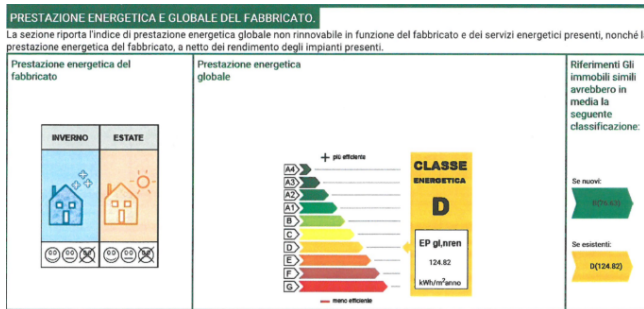
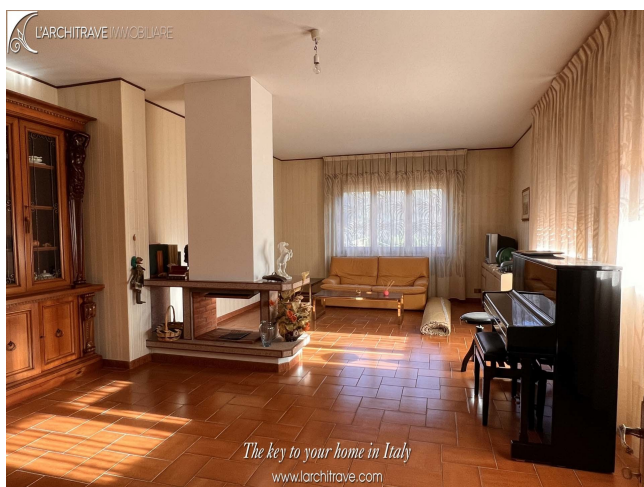
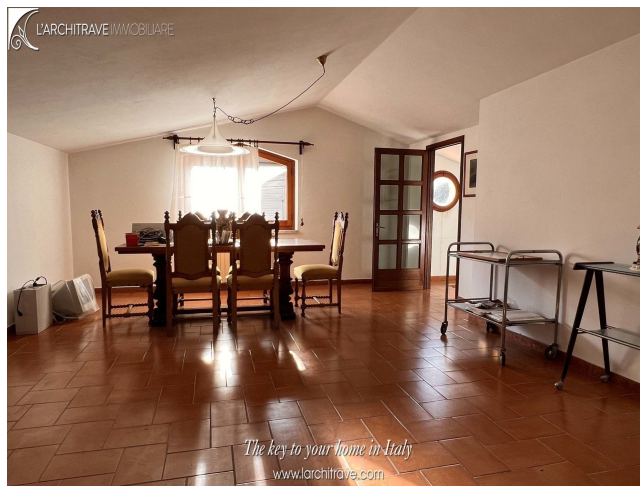
Lunigiana is a magical part of Tuscany. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and for lovers of the coast the sea is only 30-40 mins. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing. 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: Monzone (trains) in the village, Equi Terme (spa town) 5km, Fivizzano 10km, Aulla (autostrada) 15km, Fosdinovo 20km, Lerici (beaches) 40km, Cinque Terre (UNESCO World Heritage Site) 45km, Lucca 90km, Pisa (airport) 90km, Parma (airport) 100km.











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