



HISTORICAL BUILDING FOR SALE IN LUNIGIANA

Italy, Toscana

Price:	€ 880 000
Object type	House, Chalet, Twin Houses, Mansion, castle, estate
Market	Resale
Bedrooms	6
Land area	20000 m2
Area	400 m2
Category	For sale



For sale near Licciana Nardi, this property is the result of a splendid reconstruction and renovation of an ancient tower with an attached barn, finely restored while preserving the style and using typical Tuscan materials that give it warmth and authenticity. It is surrounded by about 2 ha of land planted with fruit trees, chestnut trees and several wooded plants, where is also set a beautiful 12X10 m swimming pool.

The access is through about 150 meters of driveway of which 130 are private (the private way is separated by a gate).

Some original features of the ruins have been maintained in the renovation, such as the stone facade, while the interiors have been renewed using quality materials such as chestnut beams for the ceilings and shutters and Carrara marble and the terracotta for the flooring, giving the building a classic Tuscan style.

The property is composed as follows:

The tower measures about 250 square meters;

the ground floor with the living area consisting of a living room with a beautiful fireplace and access to a small and intimate terrace, the dining room, a small bathroom, kitchen and a room now used as a breakfast area, connected with a splendid veranda overlooking the pool.

Through a terracotta staircase it is possible to reach the first floor with the sleeping area consisting of four double bedrooms, two with en-suite bathrooms and two with a shared bathroom and a terrace overlooking the garden.

At the ground floor there is also a patio where you can enjoy beautiful outdoor lunches thanks to the barbecue, the technical room and a cellar.

The converted barn is 150 sqm and it is 40 meters away from the castle. This property is also in a classic Tuscan style and it is surrounded by a beautiful garden with an open view of the Alps.



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A beautiful veranda with pergola leads to the living area consisting of a lounge and open-space kitchen with large French windows onto a lovely back garden.

There is also a double bedroom, a bathroom and a second bedroom with en-suite bathroom and small kitchen with a second independent access.

The property has independent gas and solar panel heating, as well as some wood stoves arranged in various rooms both in the farm and in the annex.

The garden that surrounds the farm houses several parking spaces.

Licciana Nardi is a town in the province of Massa-Carrara included in the National Park of the Tuscan-Emilian Apennines.

An historical hamlet located in the narrow Taverone valley, it has been an excellent cross road since its origin in 1200 AD, thanks to the presence of the important transit route called "Strata Lizane" which connected the territories beyond the Apennines to the middle Val di Magra.

In fact, this strategic position guaranteed a rapid building and economic development already with the settlement of the Malaspina from the XIV century.

DISTANCES

FARM → SERVICES: 1,2 KM

FARM → RAILWAY STATION: 15,4 KM

FARM → HIGHWAY: 36 KM

FARM → PARMA: 121 KM

FARM → ZERI (SKI RESORTS): 61,1 KM

FARM → FORTE DEI MARMI: 64,2 KM

FARM → PISA'S AIRPORT: 98,1 KM

FARM → SARZANA: 32,1 KM

FARM → LA SPEZIA: 37,6 KM

FARM → LERICI: 40 KM

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