



Panoramic villa 10 minutes from Sarzana with olive groves and fruit orchards

Italy, Toscana

Price:	€ 650 000
Object type	House, Penthouse, Chalet, Twin Houses
Market	Resale
Bedrooms	6
Land area	3600 m2
Area	404 m2
Category	For sale



Villa located on the road that runs from Sarzana to Fosdinovo in a tranquil and private position just 10 minutes from the center of Sarzana with all its services.

Fosdinovo is on the border of Tuscany close to Liguria in a central and dominant position with respect to each side and borders the municipalities of Aulla, Fivizzano, Massa, Sarzana and Castelnuovo Magra. The town is considered the gateway to the historic Lunigiana region and Val di Magra.

The property, immersed in the green of Mediterranean scrub and olive trees, is distributed over three levels for a total of 404 square meters with beautiful views of Fosdinovo to the north and Val di Magra and Sarzana to the south.

Access is from the main road is by a gate which opens onto a private road leading directly to the garden in front of the property.

The interiors are composed as follows: on the ground floor is a garage with three parking spaces connected internally to the first floor by a staircase which is not currently in use but is already prepared. On this floor there are two independent apartments each with a living room, kitchenette, double bedroom and bathroom.

On the first floor the entrance opens onto a large living room with a wood stove, a dining room and a small kitchen. A corridor leads to the three double bedrooms, a fourth room is used as a study and there are two bathrooms. The windows on this level overlook the large covered panoramic terrace where there are the main entrance and a second one near the bedrooms.

On the second attic floor there are two bedrooms one double and the other which could be transformed into a kitchen as everything is already set up. There is a large closet and a bathroom.



ID: IT-39-147214
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37125420529

From this floor you have direct access to the pocket terrace with a storage room and also to the terraced roof.

The property includes a 3600 sq m property land with olive groves and fruit orchards as well as the garage and terraces.

The property has independent heating.

The ancient town of Fosdinovo with its few thousand inhabitants is in the province of Massa Carrara 500 meters above sea level.

The panorama is wonderful with the blue of the Ligurian Sea to the south and the green of the hills of the Val di Magra up to the Apuan Alps. Of medieval origins, Fosdinovo has a beautiful castle and witnessed the visit of Dante Alighieri during the drafting of the Divine Comedy.

A perfect union between Liguria and Tuscany, Fosdinovo offers medieval festivals and fairs with excellent food and great historical re-enactments.

Contacts:

Bogdana Farafontova

GSM: + 37125420529

(Viber, WhatsApp)

E-mail: bogdana@mgroup.lv