



## Stunning Villa Split into 2 Apartments For Sale in Monti di Licciana Nardi Tuscany



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 490,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Tuscany
Adres:	Via del Vecchio Ospedale
Geplaatst:	28-07-2023

Omschrijving:

Stunning Villa Split into 2 Apartments For Sale in Monti di Licciana Nardi Tuscany Italy

Esales Property ID: es5553338

### Property Location

Via del vecchio ospedale 18  
Monti di Licciana e  
Massa carrara  
Tuscany  
54016  
Italy

### Property Details

With its stunning coastlines, historic sites and laid-back atmosphere, Italy continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this excellent villa.



Villa divided into 2 apartments plus attic.

Ground floor: finely renovated apartment of 140 square metres with entrance into a large living room with fireplace, spacious kitchen and dining-room, access to the sleeping area through a corridor consisting of a large double bedroom, two more bedrooms, bathroom with bathtub / shower room.

First floor: apartment of 140 square metres with access both by internal staircase connected to the ground floor and by external staircase; composed of entrance hallway, large living room with fireplace, large window with access to terrace, kitchen and dining room, two bedrooms with balcony and third bedroom / study and two bathrooms with bath and shower

On the second floor there is a large attic with an average height of 2.00m used as a large laundry area and closets.

On the ground floor there are two driveways.

The property includes a large garden of 1000 square metres fenced and with access to a 50 square metres basement.

This property not only offers buyers a modern, spacious and comfortable place to live, but is also a smart investment into the fast-growing Italian holiday rental market, thanks to its spectacular location. The area is not only a beautiful place in its own right but is also a great base from which to explore the many other amazing places that Italy has to offer such as the fabulous nearby La Spezia, Genoa, Montecatini Terme and Florence. Despite being the perfect getaway for those wishing to escape the stress and drama of everyday life, the villa is still close enough to essential amenities in the nearby towns. The house is also just a short drive away (40 minutes approx.) from a vast array of the breath-taking beaches that make this part of the world so mesmerising.

Sports and leisure fans will not be disappointed as the area is close to many excellent water sports, fishing, ski resorts and walking/cycling areas. Golf fans will also be happy with the number of excellent courses nearby including Golf Club Cinque Laghi and Sarzana Golf Club

No mention of sport in Italy would be complete without mentioning the country's favourite pastime, football, and fans of the game will be delighted by the fact that the property is just away from the home stadium of La Spezia, who currently compete against the likes of Juventus and AC Milan in Italy's top division, the iconic Serie A.

## ABOUT THE AREA

The province of Massa-Carrara is a province in the Tuscany region of central Italy. It is named after the provincial capital Massa, and Carrara, the other main town in the province.

With its lyrical landscapes, world-class art and a superb cucina contadina (farmer's kitchen), the Tuscan experience is perfectly in symbiosis with the land.

Tuscany has a timeless familiarity with its iconic Florentine cathedral dome, gently rolling hills dipped in



soft morning mist and sculptural cypress alleys. But then, this regione in central Italy is postcard material. Golden wheat fields, silver olive groves and pea-green vineyards marching in sharp terraced rows on hillsides form a graceful prelude to soul-soaring medieval hilltop villages, mountain ranges and fecund forests in the north, and a garland of bijou islands beaded along the coastal south. Get out, explore, hike and ding your bicycle bell, as this rousing landscape demands.

Italy's famed crescent of Mediterranean coast, where the Alps and the Apennines cascade into the sea, is defined by its sinuous, giddy landscapes. The Italian Riviera, synonymous with the Ligurian region, is shaped by its extreme topography – its daily life is one of ascents and descents, always in the presence of a watery horizon.

## MAiN FEATURES:

- Beds: 6
- Bathrooms 3
- 360m<sup>2</sup> living space
- 1000m<sup>2</sup> plot, Private Garden
- Massive potential in the rental market
- Stunning views & Private Parking for 3 cars.
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in Tuscany Italy fast online.

### **Algemeen**

Slaapkamers:	6
Badkamers:	3
Afgewerkte vierkante meter:	360 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Virtual tour URL: [https://www.youtube.com/embed/8vUbMIsBfQI?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/8vUbMIsBfQI?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### **Contact information**

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