



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Licciana Nardi (MS) ss 665 massese

### Unique property, Tuscany

Prestige Property in Montecastello, Tuscany. Nestled in the picturesque hills of the reserved Lunigiana, Montecastello offers a unique opportunity to own a prestigious property (main villa + converted and totally renovated barn) in one of the most fascinating regions of Tuscany at a truly advantageous price. Situated in a privileged position, this sumptuous residence is set within a vast 6-hectare private estate above the charming medieval village of Tavernelle. Montecastello is ideal for any buyer looking for an opportunity with:-

- Holiday home with converted barn annex
- Holiday home with property management
- Holiday home with rental income
- Bed & Breakfast
- Permanent residence with business opportunity.

#### Main Features:

Total Surface Area: 1078 sqm

Land Area: 22000 sqm

Bedrooms: 6

Bathrooms: 6

Pool: 12x5 metres

Distance to Village: 1000 metres

This property was completely renovated in 2006 to the highest standards, offering a combination of elegance, comfort and authentic Tuscan design.

**LOCATION:** Montecastello is strategically located a short distance from the Ligurian coast and the Tuscan Riviera. The local village offers essential amenities, while nearby Licciana Nardi is only a 10-minute drive away, offering a wide range of shops and services. Access to the beaches, Cinque Terre and ski resorts is convenient and quick, guaranteeing a unique living experience in the heart of Tuscany. **Detailed description:** The main villa, characterised by its distinctive crenellated tower, has two levels with comfortable interiors and fine finishes. Spacious outdoor areas, such as the panoramic loggia overlooking the swimming pool and the private patio surrounded by woods, offer ideal spaces for convivial moments in the open air. Through the ancient 17th-century arched door, one enters a spacious and cosy living room, complemented by chestnut-beamed ceilings and a stone fireplace, creating a warm and inviting ambience. An integrated library adds a touch of refinement. The living room leads to the dining room, where an ornate ceramic wood stove creates a magical atmosphere next to the medieval stone wall. The Tuscan-style kitchen, adjacent to the dining room, is complemented by an additional feature room, providing a functional and welcoming environment for preparing and sharing meals. An arched vestibule leads to a spacious covered terrace, providing a comfortable place to admire the surrounding landscape, including views of the pool and natural woodland, ideal for summer evenings. On the first floor are four double bedrooms, two of which have en-suite bathrooms, with the other two sharing a large bathroom. A panoramic terrace offers breathtaking views of the mountains and surrounding countryside. A converted detached Tuscan stone barn offers further accommodation, with two bedrooms, two shower rooms and an open-plan living area with chestnut vaulted ceilings. The barn is a short distance from the castle and has ample outdoor spaces, including an antique patio at the front and a back patio with mountain views, ideal for relaxing and entertaining.



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## INFORMATION

Ref.	Toscana 996
Type	Sale
Category	Villa
Price	880,000.00 EUR
Annual Expense	
Year	
Energetic Class	F 148.7 kWh/m <sup>2</sup> a

## NUMBER

Rooms	10
Bedrooms	6
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	500
Garden	22000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

## ACCESSORIES

Laundry room

Swimming pool

Data network

Storage room

## IMAGES



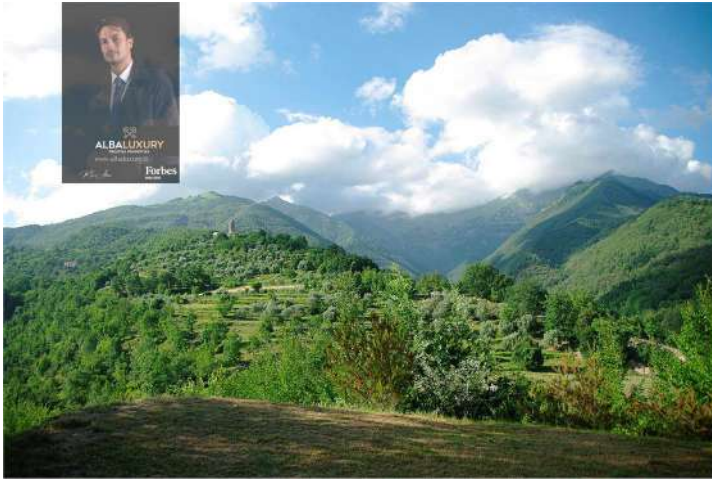


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