

### **The property**

A beautifully restored stone house, with spectacular views of the Apuane Alps and surrounding countryside of Lunigiana. The house has been lovingly restored by the owner, maintaining its' original features of stone flagged floors, wood beamed ceilings and many antique features such as the original well for drawing water (now complimented with a modern system!), and use of materials from its original construction to modernise the house for today's style of living.

The house has a huge master bedroom and bathroom with shower, two large open plan sitting areas, one with a woodburning fireplace, and a stone flagged terrace with a covered eating area to enjoy the views while dining alfresco. The house can sleep up to eight people, with two divan sofa beds, a loft area (which young people love – such an adventure going to bed at night up a ladder!), with a double bed, plus the master bedroom for a total of 8. There is also a fully restored separate cottage on the property, with another possibility for two more people, with its' own private bathroom offering a bath and shower combination, making the possibility of ten persons for sleeping in this property.

For large groups, the other property featured on this website Casa Michele, is literally next door and can sleep a further six persons, so for large groups this makes a lovely location for large families or groups of friends for a Tuscany getaway.

The kitchen is modernized with a gas stove, washing machine, oven, and all the implements for today's cook to prepare meals surrounded by antique furniture and décor, but with all the conveniences of today's implements. The ground floor has a large and open sitting area, with two divans, a wood burning fireplace, but is also centrally heated should this be required.

Upstairs there is a further large open plan sitting area, and reading area, the large master bedroom and the bathroom. Then a ladder going up to the sleeping area for two leads off of this floor.

Outside there is the large stone flagged terrace with the covered area for dining out alfresco, and a lovely archway leading to the olive grove that is also part of this property and used by the owner for her own olive oil throughout the year.

The views are spectacular, down the valley to the sea and of the Apuane mountain range, where Michaelangelo carved his works many years ago, and is still in operation today, and can be visited as an day out excursion if desired.

This is a working village of small farmer who take care of their own land, mostly for growing their own vegetables and tending the very important olive groves, which provide not only their own olive oil for personal useage, but also a small income for some of them who sell their product annually – delicious!

On the terrace there is a separate cottage also, with a bedroom and bathroom and this can be

rented out for larger groups, or even a party of four, with two people sleeping in the main house with their own private bathroom, and the other two in the cottage with their own private bathroom, and coming together for the preparation of meals and dining together.

## **RATES**

2-6 people – 750 euros per week – June, July, August and September

2-6 people – 600 euros per week April, May and October

2-6 people – all other months of the year – 600 euros per week (January, February, March, November and December).

## **LINENS FEE**

2 people – 45 euros

3 people – 50 euros

4 people – 60 euros

## **CLEANING**

As long as the house is left in the condition it is found and not left in a fashion that requires extra cleaning, there will be no charge for the cleaning of the property.

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