



## Excellent 4 Bed House for Sale In Fivizzano Tuscany



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Expérience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 347,803.13 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Italie     |
| État/Région/Province: | Toscane    |
| Indicatif régional:   | 54013      |
| Soumis:               | 30/10/2025 |

### Description:

Excellent 4 Bed House for Sale In Fivizzano Tuscany Italy

Esales Property ID: es5554844

### Splendid Four-Bedroom Panoramic House in the Lunigiana Hills, Tuscany

This is a truly exceptional opportunity to acquire a beautifully and comprehensively renovated four-bedroom house, perfectly situated amidst the stunning olive hills of Lunigiana, Tuscany. Priced attractively at Euro 295,000, this property offers the quintessential Tuscan lifestyle—breathtaking panoramic views, profound tranquility, and an immediate, move-in ready status—all within easy reach of charming historical villages and the vibrant Italian coast. This home represents a unique blend of ancient Italian charm and state-of-the-art modern comfort, making it an ideal choice for a permanent residence, a luxurious holiday home, or a highly rentable investment property.

Location: The Heart of Undiscovered Tuscany



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The house is strategically located just a few short kilometers from the captivating, ancient village of Fivizzano. Known as the 'Florence of Lunigiana,' Fivizzano is a historical gem, famed for its beautiful central piazza, Renaissance architecture, and cultural vibrancy. The property's position allows for easy, quick access to the village's amenities—a mere 10 minutes drive—while maintaining the peace and privacy of a rural retreat. Notably, there is even the possibility of walking to a nearby spot for a morning coffee, blending the convenience of community with the seclusion of the hills.

The region of Lunigiana itself is a jewel of northern Tuscany, a landscape of rolling hills, dense chestnut forests, and medieval castles, often overlooked by the mass tourism of central Tuscany. This location guarantees an authentic, high-quality Italian life surrounded by unique natural beauty. The property offers breathtaking views of the olive groves and expansive green hills, providing an unparalleled backdrop for daily life and relaxation. Furthermore, the house is positioned for effortless escapes to the coast, being only about 40 minutes from the sea, making it perfect for summer holidays and beach days.

### Unrivalled Modern Renovation and Condition

What truly sets this house apart is its 'ready to move into' status and the quality of its recent, comprehensive renovation. The meticulous refurbishment ensures that the new owner benefits from modern standards of living without the headache and expense of immediate repairs. The attention to detail has focused on structural integrity, security, and contemporary comfort:

- \* **Structural Assurance:** A new roof was recently installed, providing immediate peace of mind regarding the building's long-term integrity and weatherproofing.
- \* **Safety and Efficiency:** The entire electrical system has been fully rewired, bringing it up to the latest safety standards. A robust security entrance door provides excellent protection and insulation.
- \* **Energy and Water:** A latest generation gas boiler ensures efficient and consistent heating. Furthermore, the property features an indispensable addition for country living: an extra 1000-liter water reserve coupled with a water pressure booster pump, ensuring reliable water supply and pressure for all modern needs.
- \* **Comfort Features:** All windows are equipped with mosquito nets, maximizing comfort and allowing for fresh air flow without pests—a crucial benefit in rural settings.

### Luxurious Interiors and Thoughtful Distribution

The internal distribution of the house is both spacious and functional, designed to accommodate a large family, guests, or be used as a high-end rental property. The layout spans across multiple levels, offering distinct areas for living, sleeping, and entertaining.

The house features a total of four comfortable bedrooms and three modern bathrooms. The bathrooms themselves are a testament to the quality of the renovation, boasting quality shower trays, doors, and accessories, creating clean, contemporary, and luxurious spaces.

The main living areas include a spacious, light-filled kitchen equipped with all new, modern appliances. This kitchen serves as the heart of the home, perfect for preparing meals using fresh local Tuscan produce. Additionally, the property includes a fantastic tavern, an indispensable Italian feature, which is



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ideal for convivial moments, entertaining guests, or serving as a cozy secondary lounge or recreational space.

The combination of the four bedrooms and three bathrooms, coupled with the generous living spaces, makes this an exceptionally versatile home, capable of absorbing large groups of visitors comfortably.

## Outdoor Living and Future Potential

The outdoor spaces are designed to maximize enjoyment of the magnificent panorama. The property boasts a large panoramic terrace, which is the ideal setting for outdoor dining, sunbathing, and relaxing moments. This space truly allows the occupants to immerse themselves in the quiet beauty of the olive hills.

Beyond the main house, there is a distinct opportunity for expansion: the possibility of creating a small annex. This additional space could serve multiple purposes, such as an independent guest apartment, a studio for extra activities, a quiet home office, or a rental unit, significantly enhancing the property's utility and value.

The property benefits from independent gas heating, ensuring warmth during the cooler months, and includes an uncovered parking space. Crucially, it is classified as a house with a garden and has no condominium fees, offering complete autonomy and low annual running costs.

This beautifully restored house in the Lunigiana region offers all the modern comforts one could desire—from a new roof and rewiring to modern amenities and guaranteed water pressure—all set within a unique corner of Tuscany defined by spectacular views and easy access to both historical charm and the sea. At Euro 295,000, this is a unique and compelling opportunity to secure a ready-to-live-in dream home.

Don't miss the chance to live in or invest in this picturesque and fully renovated corner of the Tuscan hills. Contact us now for more information or to book a visit!

## ABOUT THE AREA

Fivizzano, affectionately nicknamed the 'Florence of Lunigiana,' is a captivating medieval town nestled in the northernmost part of Tuscany, Italy. Unlike the more crowded, postcard-perfect villages of Chianti or the Val d'Orcia, Fivizzano and the surrounding Lunigiana region offer a genuine, unspoiled Italian experience defined by its rich history, unique cultural heritage, and pristine natural landscapes. The town's historical heart is the beautiful central Piazza Medicea, a legacy of the period when the town was under the jurisdiction of the powerful Medici family of Florence. This square, along with the ancient walls, charming stone streets, and the nearby Fortezza della Verrucola, establishes Fivizzano as a diamond of historical and architectural importance. The area's character is deeply rooted in its location at the crossroads of history, sitting between the Apennine Mountains and the Apuan Alps, an intersection that has shaped its traditions, local gastronomy, and strong sense of community.

The broader region of Lunigiana is often referred to as a 'land of a hundred castles,' a testament to its



strategic importance during the medieval era. The natural environment is a huge draw for residents and visitors, offering a wealth of outdoor activities, including trekking trails, cycling routes, and exploration of ancient churches and fortresses. For example, the nearby Grotte di Equi Terme are a major natural attraction, and the thermal springs of Equi Terme are renowned for their therapeutic properties. The proximity to the coast is another significant benefit, with the Ligurian Sea and the spectacular Cinque Terre region being only about 40 minutes away by car, providing a perfect balance between peaceful hill living and easy access to beaches and bustling coastal towns. Life here moves at a slower, more intentional pace, allowing for a deeper appreciation of authentic Italian customs and seasonal local markets.

For international buyers and visitors, accessibility is efficiently managed through multiple major Italian airports. The nearest and most convenient airport to Fivizzano is the Galileo Galilei International Airport (PSA) in Pisa. Pisa Airport is approximately 90 to 100 kilometers away, which translates to a driving time of roughly 1 hour and 15 minutes to 1 hour and 30 minutes, and it is well-served by numerous international carriers, including many low-cost airlines. Alternatively, other viable international airports include Bologna Guglielmo Marconi Airport (BLQ) and Florence Airport (FLR), both of which are also within a manageable distance. The road network, including the A15 Autostrada, provides straightforward connections, making the journey from the airport to the tranquil Lunigiana hills seamless for those arriving from across Europe and beyond.

In essence, Fivizzano presents itself as a compelling opportunity for those seeking a Tuscan escape that provides both profound beauty and practical modern living. The area offers a high quality of life, defined by its rich medieval history, breathtaking panoramic views of the olive hills, and a strategic location that places residents close to both the mountains and the sea. The combination of its authentic, non-touristy charm and the convenient proximity to the Pisa International Airport (PSA) makes this region—and the advertised splendid house—an incredibly attractive and well-supported choice for a move-in ready Italian dream home.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 250m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities 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, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun



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|-------------------|--------------------|
| Chambres:         | 4                  |
| Salle de bains:   | 3                  |
| Pied carré fini:  | 200 m <sup>2</sup> |
| Dimesions du lot: | 250 m <sup>2</sup> |

## Utility details

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| Heating: | Oui |
|----------|-----|

## Lease terms

Date Available:

## Information additionnelle

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|-------------------|---------------------------------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/8vUbMIsBfQI">https://www.youtube.com/embed/8vUbMIsBfQI</a> |
|-------------------|---------------------------------------------------------------------------------------------------|

## Contact information

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| IMLIX ID: | IX7.786.650 |
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