



## Luxury 7 Bed Villa For Sale In Fivizzano Tuscany Italy



### 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:	USD 1,167,620.65

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Tuscany
Plaats:	Fivizzano
Adres:	Fivizzano Province of Massa and Carrara
Postcode:	54013
Geplaatst:	29-03-2024
Omschrijving:	Luxury 7 Bed Villa For Sale In Fivizzano Tuscany Italy

Esales Property ID: es5554093

Tergagliana. via Tergagliana

Presso Virolo

Fivizzano

Tuscany

54013

Italy



---

## Podere Casa Rossa: A Tuscan Jewel Nestled Amongst the Apennines

Imagine waking up to a breathtaking panorama of the Apuan Alps, their peaks stretching towards the Tuscan-Emilian Apennines Pass. This is the daily reality at Podere Casa Rossa, a one-of-a-kind boutique villa nestled amidst the rolling hills and ancient woodlands of Lunigiana. This exceptional property, a mere 6 kilometers from the historic center of Fivizzano, offers not only stunning scenery but also the potential for a luxurious retreat, a thriving agritourism business, or a combination of both.

### Three Unique Properties, One Panoramic Paradise

Podere Casa Rossa isn't just one structure; it's a harmonious blend of three independent units, each with its own distinct character and charm. This allows for unparalleled flexibility, whether you envision a family compound, a multi-unit rental property, or a tranquil escape for yourself.

#### Property 1: The Stone Barn – Epitome of Open-Plan Living

Step into the heart of Property 1, a captivating stone barn transformed into a haven of open-plan living. The master kitchen reigns supreme, encompassing a spacious hall, lounge area, and a convenient bar area with a service WC. Imagine whipping up culinary masterpieces with stunning views of the Apuan Alps and surrounding valleys as your constant companion. Large sliding glass doors open onto the panoramic Kitchen Garden terrace, blurring the lines between indoor and outdoor living. Ascend to the upper floor, where three elegant bedrooms await, each boasting its own lavish en-suite bathroom.

#### Property 2: La Casa Rossa – Rustic Charm with Modern Convenience

La Casa Rossa, a traditional farmhouse brimming with rustic charm, offers a warm and inviting atmosphere. The heart of the unit revolves around the kitchen and living room, where a crackling fireplace adds an extra touch of ambiance. Step outside onto the expansive veranda and soak in the same breathtaking panoramic views enjoyed throughout the property. Similar to Property 1, La Casa Rossa features three bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for all guests.

#### Property 3: Rifugio Cervo Rosso – Mountain Modern Meets Nature's Embrace

Nestled amidst the lush greenery, Rifugio Cervo Rosso, a small rustic house, offers a unique experience. This annex is a delightful blend of 'Mountain Modern' style and the surrounding woodland. The kitchen and bathroom provide all the essentials, while the tailor-made furnishings create a fun and evocative space. This unit serves as a delightful retreat for those seeking a more intimate connection with nature.

### Beyond the Walls: A Paradise Awaits

The captivating beauty of Podere Casa Rossa extends far beyond its walls. Exposed chestnut beams throughout the properties add a rustic touch, while elegant finishes in terracotta marble and stone exude sophistication. The surrounding perimeter spaces seamlessly connect the houses to the natural world, creating a sense of immersion in the serene landscape.



## A Landscape Designed for Relaxation and Exploration

Imagine strolling through centuries-old chestnut and oak woods, the dappled sunlight filtering through the leaves. The meticulously landscaped gardens boast dry stone walls, manicured lawns, and numerous relaxation areas. Seek tranquility in the Zen garden with its calming terrace, pergola, and gentle stream. Whether you're a nature enthusiast, an avid gardener, or simply seeking a peaceful escape, Podere Casa Rossa provides the perfect setting.

## Investment Potential and Lifestyle Opportunity

Podere Casa Rossa presents an exceptional opportunity for those seeking a unique investment property. The property's style, meticulously curated design elements, and highly sought-after features position it for success in the rental or agritourism market. Imagine welcoming guests to experience the beauty and serenity of Lunigiana.

## Beyond the Investment: A Lifestyle Choice

For those seeking a luxurious escape for themselves and their loved ones, Podere Casa Rossa offers an unparalleled lifestyle. Imagine creating lasting memories with family and friends amidst the breathtaking scenery, enjoying home-cooked meals on the panoramic terrace, or simply relaxing by the cascading waterfalls of the natural swimming pools. The well-maintained dirt road leading to the property, while potentially viewed as a challenge by some, adds to the secluded nature of this hidden gem.

## Podere Casa Rossa – A Unique Awaits

Whether you envision a thriving business venture, a tranquil family retreat, or a harmonious blend of both, Podere Casa Rossa offers a unique opportunity. This exceptional property, a testament to impeccable design and a deep respect for nature, awaits its next chapter. Will it be yours?

.

## ABOUT THE AREA

Fivizzano is a town and comune in the Province of Massa-Carrara in the Tuscany region of Italy. It is situated in the Lunigiana valley, at the foot of the Apuan Alps, and is known for its production of chestnuts and its historic center.

Fivizzano was founded by the Romans in the 2nd century BC and was an important city during the Roman Empire. In the Middle Ages, it was a member of the Lombard League and was later ruled by the Kingdom of Naples. Fivizzano was badly damaged during the Second World War, but has since been rebuilt.

The town is home to a number of important historical and cultural sites, including:



- 
- \* The Cathedral of San Giovanni Battista, which was built in the 12th century and is one of the most important examples of Romanesque architecture in Tuscany.
  - \* The Castle of Fivizzano, which was built in the 14th century and is now a museum.
  - \* The Church of Santa Maria Assunta, which was built in the 12th century and is home to a number of important frescoes.
  - \* The Piazza della Repubblica, which is the main square in Fivizzano and is home to a number of cafes and restaurants.

Fivizzano is also known for its production of chestnuts, which are used to make a variety of products, including chestnut flour, chestnut bread, and chestnut cake. The town is home to a number of chestnut festivals, which are held in the fall.

Fivizzano is a charming town with a rich history and culture. It is a popular tourist destination, and is well worth a visit if you are in the Tuscany region of Italy.

## MAiN FEATURES:

- \* 409m<sup>2</sup> of living space
- \* 17888m<sup>2</sup> plot
- \* 7 Bedrooms
- \* 8 Bathrooms
- \* Stunning Views
- \* 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
- \* Villa
- \* 2 floors
- \* 17 rooms
- \* Terrace
- \* Second hand/good condition
- \* Storeroom
- \* Orientation South
- \* Built in 2015
- \* Individual heating
- \* Energy efficiency rating (D.L. 192/2005): (ECI not indicated)
- \* Amenities
- \* Swimming pool

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

## **Algemeen**

Slaapkamers:	7
Badkamers:	8



Afgewerkte vierkante meter: 409 m<sup>2</sup>  
Lot Afmeting: 17888 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: [https://www.youtube.com/embed/HYsInhox18I?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/HYsInhox18I?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID: IX5.592.713

