COLDWELL BANKER
FORTE DEI MARMI

Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Estate for Sale in Fivizzano
€ 1.700.000
Ref. CBI129-2006-130500



1.000 sq.m | Bathrooms: 5 | Bedrooms: 10 | Rooms: 30

Estate with Historic Villa and Private Hamlet in Lunigiana
Nestled among the green hills of Lunigiana, in the northwesternmost part of Tuscany, near the border with Liguria, lies Villa di Noletta, a historic residence with a rare and authentic charm. We are in Moncigoli, a hamlet in the municipality of Fivizzano, a place where time seems to have stood still and where nature, art, and history coexist in perfect harmony.

The villa was built between 1844 and 1848 by Agostino Pantoni, and later improved upon by his son Paolo, who completed the layout in the true spirit of 19th-century Romanticism. It is considered the finest example of Romantic architecture in Lunigiana, so much so that it is protected by the Superintendency.

The property is truly unique: in addition to the main villa, there is a private chapel, various buildings once used for agricultural and livestock activities, a park with centuries-old trees, small natural lakes and approximately 35 hectares of land, partly agricultural, connected by charming cypress-lined avenues.
The trees, originally from Florentine nurseries, were carefully selected and transplanted to create a harmonious and timeless landscape.

Inside, the villa still retains original decorations, both exterior and interior, created by the painter Giovanni Maria Pizzurni, under the

artistic direction of Pietro Ulivi. The workers were selected from among the finest artisans from Fivizzano, Garfagnana, Pistoia, and Reggello, a testament to the quality of the work.

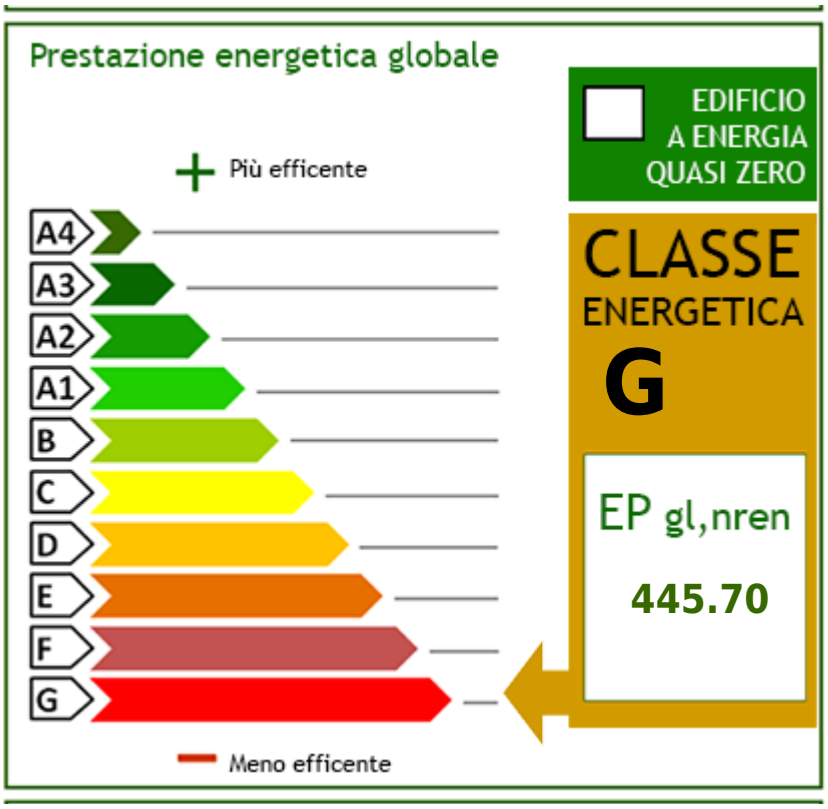
Today, the villa requires complete renovation, but has immense potential. It is the ideal place for those wishing to revitalize its former elegance and nobility. It could be transformed into a prestigious private residence, a charming hospitality facility, or an exclusive event venue, thanks to its secluded location yet easily accessible from all the main towns in Tuscany and Liguria.

Villa di Noletta is more than just a building: it's a piece of Italian history. It's the dream of those seeking an authentic place, rich in meaning, where beauty is not only aesthetic, but also cultural and scenic. A work of art awaiting a new life. A property for those with vision, respect for the past, and a love of beauty.

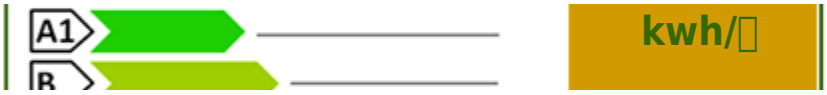
Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Property Informations

Address: via prugna, 13	**Zip Code**: 54013
Bedrooms: 10	**Bathrooms**: 5
Rooms: 30	**Internal condition**: To be renovated
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Parking space**: Covered
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present, 40 sq.m	**Garden**: Private, 3.000 sq.m
Kitchen: Eat-in kitchen	**Garage**: for three cars



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PLANIMETRIE SONO CONSULTABILI
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