

### **The property**

A delightful stone house located at the top of the village, leading into the old borgo of Luscignano. This house has been lovingly restored by its owners and features many original characteristics of Tuscany style living, wood beamed ceilings, stone flagged floors, wood burning stove plus all the modern conveniences for cooking and preparing meals while on vacation.

The property has two bedrooms, one master bedroom with large queen sized bed, and one with an open plan room offering two single beds (that can be pushed together to make a further queen bed), plus a divan sofa bed and a small attic sleeping one further person. Two large stone flagged terraces for perfect dining out and spectacular views from the back one – looking up on to the village of Terenzano. Kitchen has a full sized oven, gas and electricity, a washing machine, etc., to make your stay more comfortable.

The dining room is open and large, leading on to the living and sitting room area with a wood burning stove and open fireplace for the winter months. The house is centrally heated. Parking is available a ten second walk away in the village square and the house is easily accessible by foot from the parking area.

The bathroom has a walk in shower, bidet, toilet, and wash hand basin.

The owners have lovingly restored their property using antiques of the local area known as Lunigiana – Land of the Moon – so called for its spectacularly clear skies, starry nights and spectacular sunsets, all of which can be enjoyed from the back terrace of the property.

### **RATES**

High Season – 750 euros a week– June 1 – September 30

Mid Season – April, May and October – 600 euros a week

Low Season – November, December, January, February and March – 500 euros a week

### **LINENS FEE**

2 people – 35euros

3 people – 45euros

4 people – 55euros

All the information pertaining to the village of Luscignano can be found on this webpage and

also relates to Casa Rosaria

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