



**L'ARCHITRAVE** IMMOBILIARE  
*The key to your home in Italy*

# RUSTICO GIOVANNI

Tuscany, Lunigiana, Fosdinovo

**€ 150,000**



**Bedrooms:** 4

**Garden** Yes

**Terrace** Yes

**Land:** 13500 SQM

**Parking:** Yes

**Floor Area:** 240 SQM

**Within 1 hour Of an airport:** Yes

**Close To amenities**

Rustico to restore set in lovely land with good road access, in a fabulous location. The property is easily accessible. It is approached on an unmade road, which is easy to navigate and provides good access.

There is a project plan in place to create a stunning four bedroom home with fabulous terrace and great views. L'Architrave can put you in touch with an independent, english speaking Geometra to provide planning consultation and project management of works and can liaise with builders and tradesmen. The house is 240 sqm. Services are on site.

The land is totally private, with substantial flat area and there is 13,500 sqm (over 3 acres) in total.

Sarzana, just 10 minutes drive, is a vibrant medieval market town with large elegant central piazza and cobbled lanes meandering through the town flanked with coffee shops and antique stores. During the summer months Sarzana often hosts festivals from dining in the piazza to concerts to open air events stages along the lanes. Both the coastal areas of Versilia and the Gulf of the Poets are 7 km away with good public transport connections. Sarzana also has a station with direct trains to Pisa, Florence and the Cinque Terre.

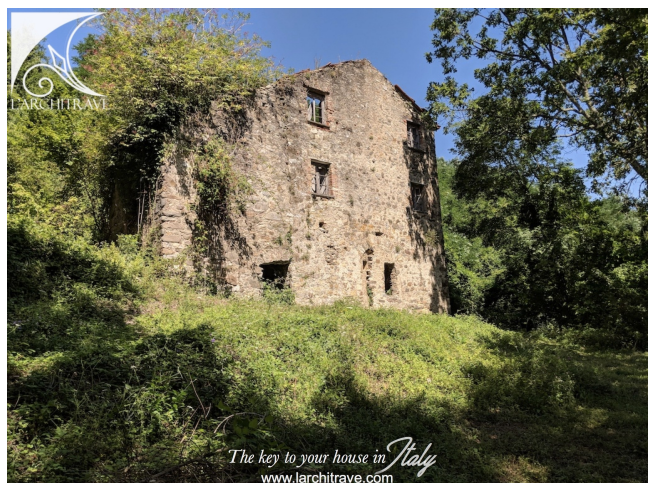
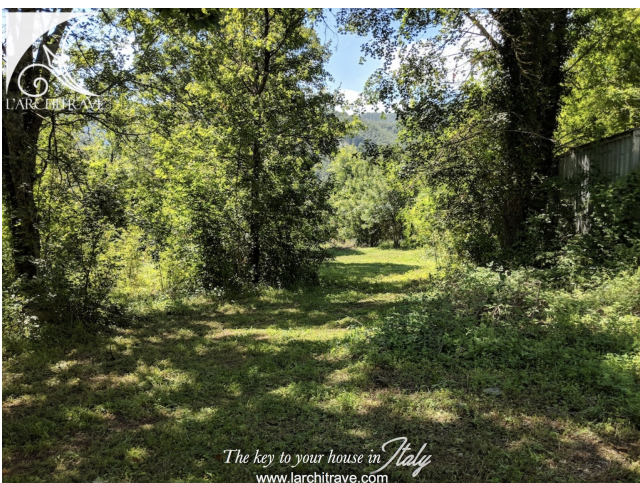
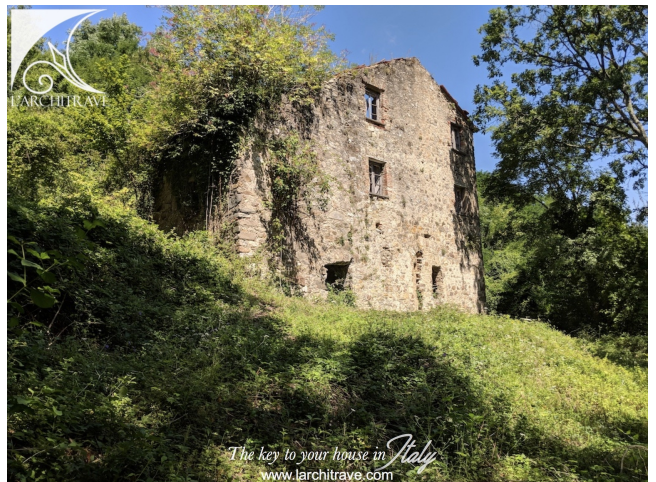
The Gulf of the Poets is a beautiful bay guarded by a group of three islands: Palmaria, Tino and Tinetto. There are exceptional fish restaurants, as well as opportunities for sailing, canoeing, snorkelling or just relaxing on one of the beaches hidden in the craggy bays around Fiascherino or Tellaro. The easiest way to get around the gulf is by boat which runs between Lerici and Portovenere and on to The Cinque Terre. The name Gulf of the Poets is from the literary connection as some of the world's most famous poets including Shelley, Byron and DH Lawrence lived here at some time.

Lerici and San Terenzo offer golden sandy beaches with views to the islands and pretty piazzas with cobbled lanes which host some of the best restaurants in the area. Lerici itself is dominated by the castle with the old village of coloured houses huddled on the steep hill dropping down to the sea and the marina. The little lanes of Lerici have many colourful shops and restaurants so it is the perfect place of the evening stroll, the 'passeggiata'. The area is beautiful.

Distances: Sarzana 10 kms, Lerici (beaches) 17 kms, Cinque Terre 25 km, Lucca 70 kms, Pisa (airport) 75 kms, Florence 140 km.

Proprietà da ristrutturare e priva di impianti e APE - Property to restore and without connected services nad therefore no EPC is required.







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**L'Architrave Immobiliare Unipersonale srl**

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