OMBRA DEL CASTELLO

Tuscany, Lunigiana, Podenzana

€ 80,000

Bedrooms: 4
Garden Yes
Land: 5635 SQM
Parking: Yes
Floor Area: 229 SQM

Within 1 hour Of an airport: Yes
Close To amenities

Just under the spectacular castle of Podenzana, in the hills above Aulla, this is a substantial house (230 sqm) of four bedrooms and ample living space, to finish. The price is for the property as it is.

This will be a beautiful new build villa with a large open plan kitchen/ dining / living space with another two rooms on the ground floor. Upstairs will be four bedrooms and two bathrooms. The land

is over 5,500 sqm so well over an acre. The views are far-reaching over the Lunigiana countryside. It is easily accessible by car, on a good road, then around 30m on foot.

L'Architrave works with a sister company and a Geometra to be able to provide planning guidance, design consultancy, project management and tradespeople for all required works. This team have overseen a number of wonderful restorations and building projects of all kinds in the area. The property is being sold as seen: to finish, and does not include the cost of additional works.

Set on the hills of Podenzana with numerous restaurants serving the local traditional fare. The larger town of Aulla is just a few minutes drive. Podenzana is a series of villages strung along the hill above the town of Aulla and stretching to the other side down towards Ceparana. Podenzana is famous for panigacci and there are numerous restaurants offering this speciality. A crisp thick pancake cooked in terracotta dishes over the embers of the fire and served in baskets with cream cheese and a tray of assorted salami and ham from Parma. Sandwich them together, eat with your fingers sipping the local red wine. Delicious.

Lunigiana is a magical part of Tuscany. The hills that encircle Lunigiana create an intimate and relaxed atmosphere whilst the blend of the mountains and sea are extremely inviting to those who enjoy the outdoors. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and for lovers of the coast the sea is only half-an-hour away. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing. The area is criss-crossed with marked footpaths for walks to the hills and mountains. The airports of Pisa, Parma and Genova are all just over an hour away.

Distances: Podenzana (excellent restaurants) 2 km, Aulla (autostrada, trains) 7 km, Lerici (beaches) 30 km, Cinque Terre 40 km, Lucca 90 km, Pisa (airport) 90 km.

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

L'Architrave Immobiliare Unipersonale srl

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