

# VILLA ANNALU

Tuscany, Lunigiana, Mulazzo

€ 280,000



**Bedrooms:** 4

**Terrace** Yes

**Floor Area:** 150 SQM

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

**Close To amenities**

**EPC:** 

Wonderful opportunity to acquire an existing restaurant/ B&B, which could easily be converted to a beautiful four bed home, with lovely views, for use privately or for rental. Very large terrace and pretty, lawned private garden. The rooms are spacious and offer excellent potential.

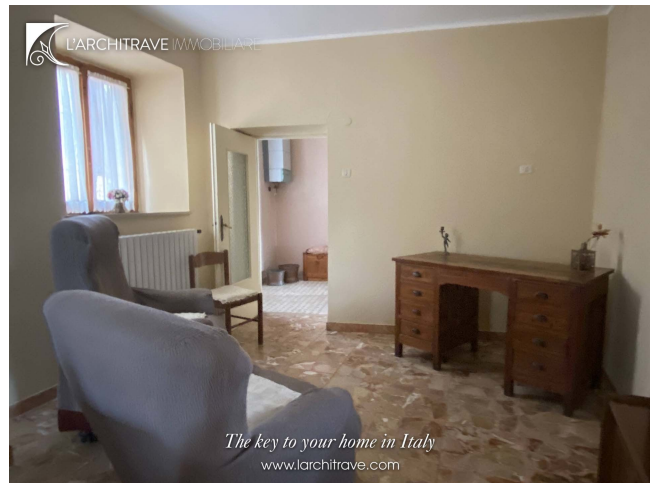
The town of Villafranca in Lunigiana just 5 km away has a train station and a good selection of shops and supermarkets and also nearby is Mulazzo which has connections to Dante. Pontremoli is a beautiful, ancient town, the most important in Lunigiana, set on the river. You will find the town of Villafranca on the main road between Aulla and Pontremoli. Take time to discover the old centre which is hidden behind the main road where you will find some lovely restaurants and local amenities including banks, supermarkets and a weekly market. Just down the way you can visit the delightful town of Filetto. Meander your way through the entire town where you will find every street is linked to a stone passage or bridge. Filetto is best enjoyed in the month of August when it opens its doors and hosts the annual medieval festival where all the villagers are dressed up and reenacting a bygone age. Equally close by you will find the little town of Mulazzo with restaurant, pizzeria, wine bar and rooted in connections to Dante Alighieri who was exiled here from Florence. It is said that he wrote parts of the 'Divine Comedy' sitting in one of the towers of the town which now hosts a museum in his name. There are several hill villages set amongst the chestnut groves and streams and rivers that criss-cross the lush green landscape.

The town of Pontremoli is steeped in history and tradition and dominated by the large castle accessed up a steep cobbled lane that meanders through the old part of town. Pontremoli is one of the largest and most beautiful towns of Lunigiana with an impressive white marble cathedral and traditional cafes flanking the central Piazza della Repubblica which also hosts the weekly market. Wherever you look you will find elegant palazzos with internal courtyards overlooking the river. Pontremoli is also known for the literary festival each year, as it hosts the 'Premio Bancarella' one of the most prestigious literary prizes which takes place in July. In August the Medievalis Festival transforms the town with colour, music and events re-enacting the history and traditions, and with excellent street food and a great atmosphere. Pontremoli has a railway station, motorway access, schools, hospital, a theatre and numerous restaurants and shops.

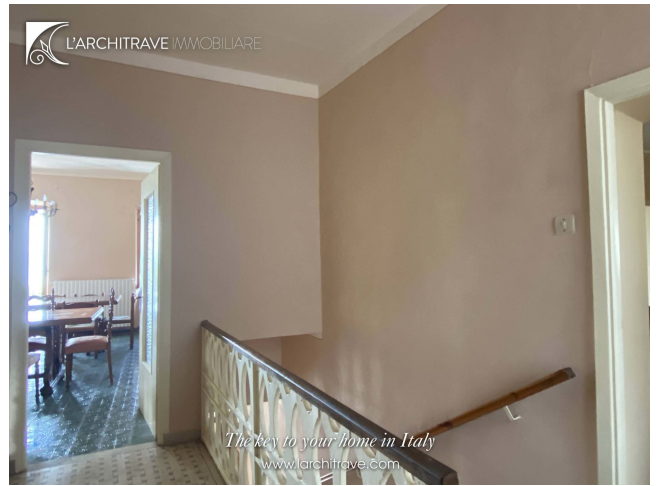
Lunigiana is a magical part of Tuscany. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage and for lovers of the coast the sea is only half-an-hours' drive away. The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming 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: Villafranca (trains, supermarkets) 5 km, Mulazzo 5 km, Aulla 10 km (motorway, trains and shops), Pontremoli 15 km, Lerici (beaches) 30 km, Cinque Terre (UNESCO World Heritage site) 40 km, Lucca 85 km, Pisa (airport) 85 km, Florence 150 km.









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