



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

# CASA DOR

Tuscany, Lunigiana, Podenzana

**€ 95,000**



**Bedrooms: 1**

**Garden Yes**

**Terrace Yes**

**Parking: Yes**

**Floor Area: 90 SQM**

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

**Close To amenities**

Nicely presented, spacious, one bed property with an amazing view, in an excellent location above the town of Aulla in the Lunigiana region of Tuscany.

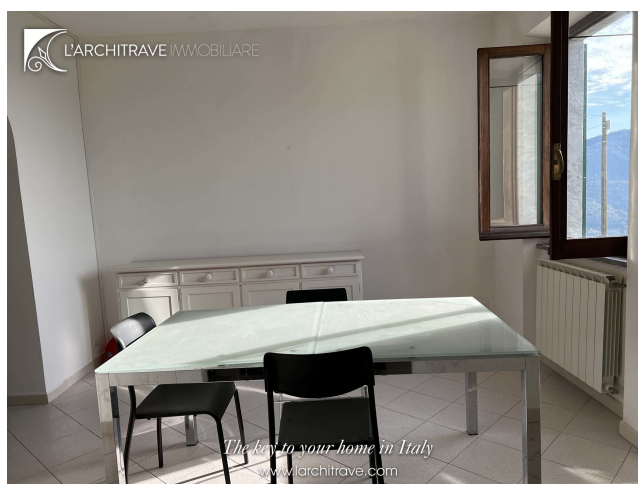
The property comprises a modern kitchen open to a dining area with a lovely view, living room, a large double bedroom and bathroom with shower. There is a balcony. Upstairs is an attic room and WC and this area opens onto a terrace. Courtyard garden with distant sea views. Central heating. Ample parking.

The area of Podenzana is a series of villages strung along the hills and ridges above the town of Aulla and stretching down towards the sea and the pretty town Ceparana. Podenzana is famous for the 'panigacci' and there are numerous local restaurants offering this speciality. 'Panigacci' are crisp pancakes cooked in terracotta dishes over the embers of an open fire and served in baskets with trays of cream cheese and assorted salami, Parma ham and pancetta. Sandwich them together and eat with your fingers, whilst sipping the local red wine. Simply delicious.

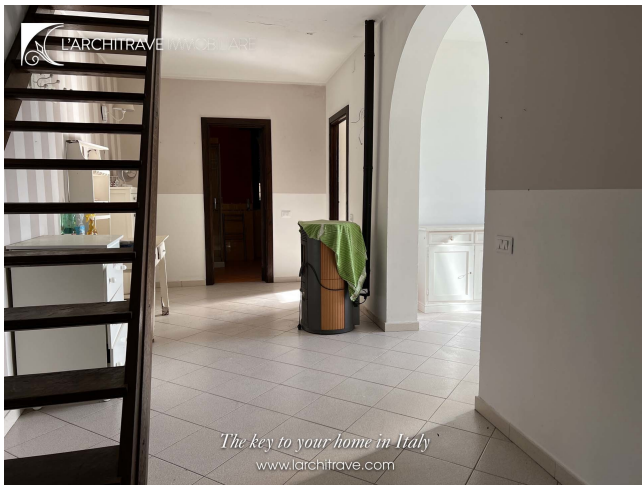
The Cinque Terre are five picturesque villages strung along the narrow coastline north of the Gulf of the Poets and La Spezia with pretty coves, beaches. They are accessed on foot, by boat or with the local train which shuttles between the villages. Anyone visiting the Cinque Terre should take a walk along the cliff paths which link one village to the next, stop in one of the bars or restaurants and try the anchovies marinated in olive oil and garlic, served with fresh bread and delicate white wine made from the grapes which grow in spectacular fashion, up the steep terraces above the villages. The Cinque Terre is a UNESCO World Heritage site.

The Gulf of the Poets is an enclave with a group of three islands at its tip, with fishing villages with exceptional fish restaurants, as well as opportunities for sailing, canoeing, snorkelling or just relaxing on one the beaches hidden in craggy bays around Fiascherino or Tellaro. The easiest way to get around the gulf is by boat and services run from Lerici, La Spezia, 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 lived here at one time, including Shelley, Byron and D H Lawrence.

Distances: Podenzana on the doorstep, Aulla (autostrada, train station) 15km, La Spezia (sailing, shopping, autostrada, trains) 20km, San Terenzo (beaches) 22 km, Cinque Terre 35 km, Lucca 80 km, Pisa (airport) 90 km, Florence 150 km.











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## L'Architrave Immobiliare Unipersonale srl

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