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The key to your home in Italy

LA FRANCIGENA

Tuscany, Lunigiana, Filattiera

€ 1,000,000



Bedrooms: 7

Garden : 10000 SQM

Swimming Pool: Yes

Floor Area: 300 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Restored farmhouse with detached guest house, land and swimming pool set in a quiet location yet close to amenities and the medieval market town of Pontremoli. The property has been fully restored by the current owners and offers comfortable character accommodation.

The main portion is entered to a living room with archway opening onto the built-in kitchen/dining room; upstairs there is a mezzanine landing used as a study, a further living room, 3 bedrooms, of which one with en-suite, and further bathroom; There is also a self-contained wing with 3 bedrooms and 2 bathrooms; There are several restored stone vaulted rooms on the ground floor used as summer kitchen, gym, storage and garage. The detached guest house offers entrance to kitchen-living area, bedroom and bathroom.

The property is connected to main services and has central heating.

The property is situated in 10,000 sqm (around 2.5 acres) of grassland with fruit trees. The swimming pool is 10 m x 5 m with a salt filter system. There is a cafe and shops within walking distance and the lovely town of Pontremoli is just 3 km away.

Distances: Pontremoli 3 km, beaches 35 km, Pisa (airport) 100 km, Lucca 90 km, Florence 150 km.

The property is on the plain with the beautiful backdrop of the Apennine mountains and surrounded by meadows. The ancient town of Pontremoli (3 km) in Lunigiana, Tuscany, was built between two rivers as an expansion of the central castle. Wherever you look you will find elegant palazzos with internal courtyards overlooking the river. The cobbled lanes leading up to the castle are flanked with stone houses and interlinking arches. The twin arched roman bridges are the gateway on either side of the town. Pontremoli has a good selection of shops and restaurants, a theatre, hospital and the famous Castello which houses a museum. The central Piazza della Repubblica has traditional cafès where you can mingle with writers as the town hosts the most important book prize. Don't miss the imposing white marble Cathedra and colourful street market on Wednesdays and Saturdays.

Lunigiana (pronounced Loonee-janna) is a magical part of Tuscany starting with its name the 'Land of the Moon'. 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 but for lovers of the coast the sea is only half-an-hours' drive away.

Lunigiana is special and has been likened to a magical kingdom. It is not only the breath-taking scenery with its abundance of medieval castles but you simply feel a huge sense of wellbeing radiating from the sunshine, glorious countryside, delicious food and wine, kind friendly locals and most importantly, from the sense of tradition and community amongst people here that is rarely seen in modern day life.

The golden sandy beaches around Lerici and the pebble coves of the Cinque Terre are ideal for swimming and sailing in the summer while the snow clad mountains offer skiing in the local resorts during the winter months and are each a short drive away. The area is criss-crossed with marked footpaths for walks to the hills and mountains. The airports of Pisa, Parma and Genova are all within an hours' drive.





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