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# CASA ROSA

Tuscany, Lunigiana, Podenzana

€ 260,000



**Bedrooms:** 3

**Land:** 1100 SQM

**Garage:** Yes

**Parking:** Yes

**Floor Area:** 190 SQM

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

**Close To amenities**

Detached, very well presented, spacious and comfortable house (178 sqm), set in an elevated position in the hills above Aulla, with wonderful views.

The house is accessed with a driveway and parking and the front door is up a few steps and approached through a lovely covered verandah. The entrance hall is spacious and opens directly to a large sitting room, with fireplace, and accesses a full width balcony, running the length of the house which has open views towards the sea. The kitchen is large and well-equipped with ample space for a dining table and chairs. All on the same level, there are three large double bedrooms and a modern bathroom. The garden (1,100 sqm) is above the house and is a large, flat, lawned area where there is ample space for a swimming pool (subject to planning).

Below the house there are four cantina rooms (storerooms). One is used as a wood store and one as a 'taverna' kitchen and one as a laundry/utility room. There is a driveway and garage. There are two outbuildings.

All services are connected and there is central heating with a gas boiler and a wood burning stove (stufa).

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 meats from Parma ham to salami and pancetta ' sandwich them together, eat with your fingers sipping the local red wine. Delicious.

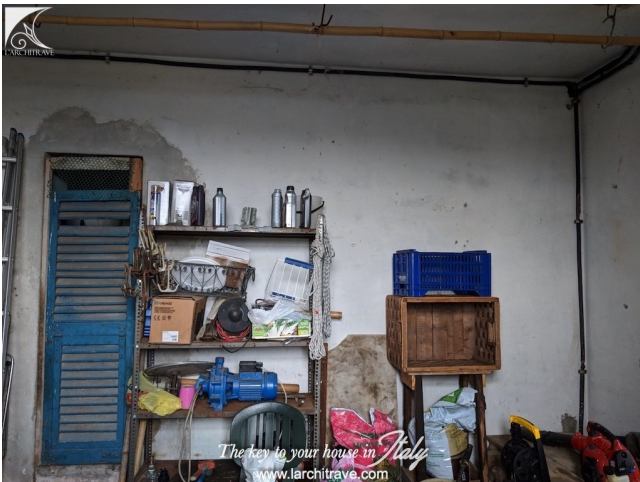
Lunigiana is a magical part of Tuscany. The hills that encircle Lunigiana create an intimate and relaxed atmosphere whilst the blend of the mountains and sea are extremely inviting to those who enjoy the outdoors. The rolling landscape is liberally sprinkled with castles of Medici or Malaspina vintage 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.









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