

# CASA TIZIANA

Tuscany, Lunigiana, Podenzana

€ 100,000



**Bedrooms:** 2

**Floor Area:** 180 SQM

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

**Close To amenities**

**EPC:** 

Set in a hill village above the Cinque Terre and Bay of the Poets and with distant sea views from the village.

The property has recently been restored by the current owner to provide a modern living accommodation in the context of an historical, stone building. Entered from the private courtyard and garden the property has a nicely fitted kitchen-diner and a spacious living room with full window and views to the countryside. The bedroom is beautiful with an exposed stone wall, and there is a modern bathroom. There is also a large mezzanine that offers the possibility of a second sleeping area.

The ground floor has also been restored and has an independent entrance with living room, kitchen, bedroom and bathroom. This is included in the sale. Perfect for a guest unit, or for home and rental options.

Set on the border between Liguria and Tuscany with easy access to amenities in the nearby village of Ceparana and a short drive from beaches. La Spezia is just 20 km and has frequent trains to the Cinque Terre villages.

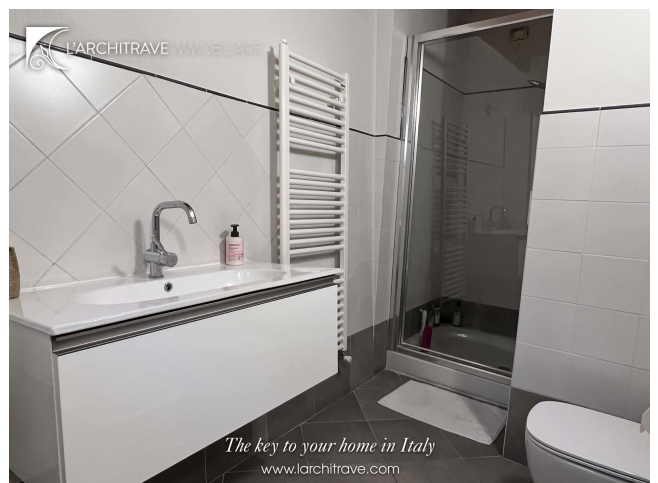
The area of Podenzana is a series of villages strung along the hills and ridges above the town of Aulla and stretching down towards the sea and the pretty town Ceparana. Podenzana is famous for the 'panigacci' and there are numerous local restaurants offering this speciality. 'Panigacci' are crisp pancakes 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.

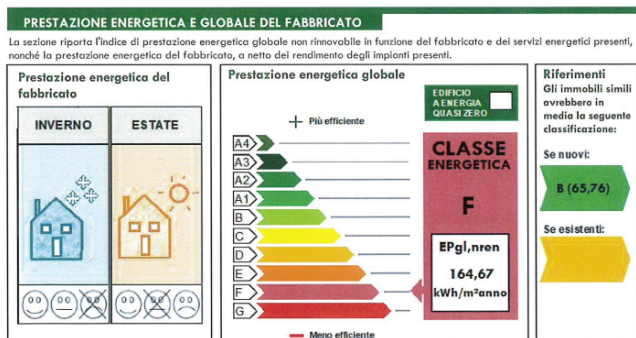
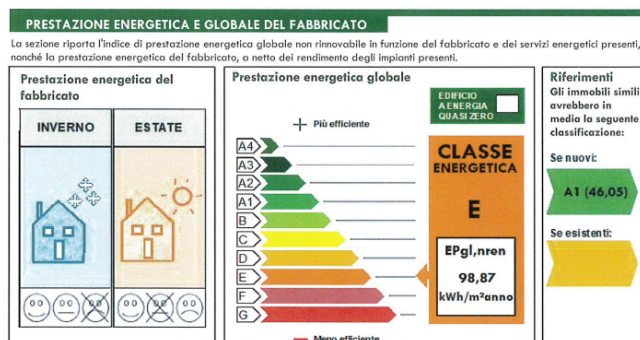
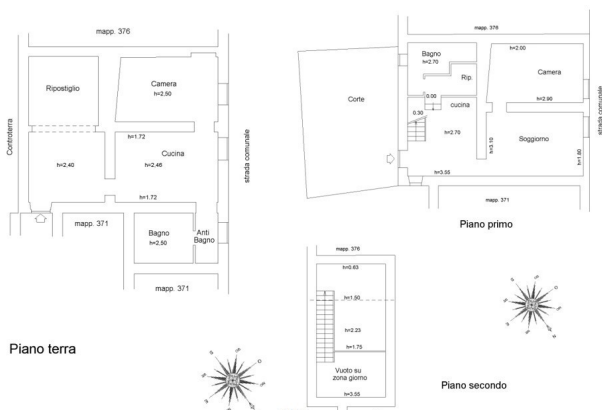
The Gulf of the Poets is an enclave with a group of three islands at its tip, with fishing villages with exceptional fish restaurants, as well as opportunities for sailing, canoeing, snorkelling or just relaxing on one the beaches hidden in craggy bays around Fiascherino or Tellaro. The easiest way to 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: Ceparana 10 km, Aulla (autostrada, train station) 15km, La Spezia (sailing, shopping, autostrada, trains) 20km, San Terenzo (beaches) 25 km, Cinque Terre 35 km, Lucca 80 km, Pisa (airport) 90 km, Florence 150 km.











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