

VILLA PODESTARELLI

A 15th to 19th CENTURY COUNTRY RESIDENCE FOR SALE

LOCATED IN LIGURIA ON THE BORDER WITH TUSCANY

This extremely interesting country house is located in the village of Cavanella Vara (250 inhabitants) in the River Vara Valley surrounded by the unspoiled green Ligurian hills and only 30 minutes from the seaside resorts of the Cinque Terre and 15 Km from La Spezia. The exclusive seaside resort of Portofino is 40 Km to the north on the motorway to Genoa which is 70 Km from the village. Florence 180 Km, Parma 125 Km and Pisa 95 Km, are all easily reached on the motorway system that passes near the village of Cavanella.

The area around Cavanella Vara is rich in history and has often been the residence of famous personages. The Bay of La Spezia is also known as "Il Golfo dei Poeti" (The Bay of Poets) where Byron, Shelley, D. H. Lawrence, Wagner, Baroness Emma Orczy the author of the Scarlet Pimpernel, Montale (Nobel Prize poet), all lived and enjoyed this unique region.

The property, which is located in the southern "borgo" of the village of Cavanella known by the name of Costa, lies on the highest point of the medieval borgo and part of the house is built on the defensive walls of the fortification structure which was built to defend the castle of the Princess of the Malaspina family, who were the rulers of these lands throughout the middle ages.

The Podestarelli property comprises the following :

Garden and surrounding woodland 3,087 sq meters.

A large secondary building at this moment not in use and in need of repair but which in olden days comprised several rooms for visiting guests. Above this imposing structure with wide tall renaissance type windows is located a tiled terrace (106 sq. meters) which overlooks the surrounding woodland and the open valley of the village below.

The main building which is linked to the guest quarters is built on three floors. This is an outstanding building, with entrance facing the main village pedestrian passage way, and comprises :

Ground floor (60 sq. m.) 2 old cellars where grapes and other local produce were processed. These two large areas, one with a stone vaulted ceiling, can easily be transformed into family country tavernas.

Main floor (100 sq. m.) Consisting of 5 rooms including a large living room, a kitchen, a dining room and a bathroom. From this floor there is a connecting staircase to the old wine cellars on the ground floor.

1st floor (80 sq. m.) 3 bedrooms of various sizes all looking onto the village and valley below, 1 bathroom and one large lounge area above the extensive staircase with bookcase and window.

Restaurants, bars and local shop are within easy reach of the villa location (5 minutes), and supermarkets and shopping centres can be reached within a ten to fifteen minute drive from Cavanella.

Three international airports service the area : Genoa 80 Km, Pisa 95 Km and Parma 125 Km. The nearest train station is at La Spezia (15 Km).

Cavanella Vara has one church called San Rocco and, like Villa Podestarelli, was partly built on the original walls of the Malaspina castle, and this is clearly noticeable when walking around the building. There are two Methodist churches in the area, one in La Spezia and the other in Sarzana.