



Property 10670



Number of beds: 12 + 2

Bedrooms: 6

Bathrobes and Slippers

Pets Allowed

Small and educated pets are permitted on the premises by special request and under the owners' approval. Please note that pets are not allowed in the bedrooms and to sit or climb on any piece of furniture inside the home.



Air Conditioning Throughout



Air Conditioning In The Bedrooms



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

Safe

Crib



Stereo system and DVD



Fibre Internet



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

VILLA FARFALLA (max 6 + 1 adult / 2 children): Bedroom 1: Master bedroom suite with: 1 bed (180x200cm). Bedroom 2: Double bedroom with 1 bed (160x200cm). Bedroom 3: Double bedroom with 1 bed (160x200cm). Sitting Room: Sofa bed (140x200cm) for 1 adult or 2 children. VILLETTA FARFALLINA (6 guests + 1 adult / 2 children): Bedroom 1: bed (160x200cm). Bedroom 2: bed (160x200cm). Master Suite: 1 bed (160x200cm) and a separate sofa bed (140x200cm) for 1 adult or 2 children. Sitting Room: Sofa bed (140x200cm) for 1 adult or 2 children.

Bath amenities

 Gym

 Parking Space

Private parking is available in various areas on the property. Parking P1: approximately 5 cars (in front of the villa). Parking P2: approximately 2 cars (in front of the dependence). Parking P3: approximately 6 cars (at 50 m dependence). Parking P4: approximately 50 cars (at 200 m from the dependence). Heliport on request at P4 Parking. Please note that, if arriving by car, it is suggested to drive or to inform the driver of the vehicle that the vehicle itself should be within 2 meters in width to be able to pass through a straightaway (20 meters in length) in the road before reaching the property.

 Table Tennis

 Swimming Pool

26 x 5 m. Depth: 1,20 m. The pool is overflowing, it has an area of 70 square meters, is 26 meters long and has a depth of 1.20 meters. It includes an area of 16 meters in length for swimming, another larger area for playing and a Jacuzzi area.

 Heating

High Chair

 Concierge Service

 Cook Service

 Housekeeping

Maid service 3.5 hours per day, twice a week (normally Tuesday and Thursday) for a total of 7 hours for both the villa and the dependence. Change of linen and towels on Saturday for stays longer than a week. Final cleaning on Saturday.

Smart TV

 SPA

Mattress topper

 Satellite TV

 Outdoor Hot Tub

On the first floor of Villa Farfallina you will find a large outdoor patio area with table, chairs and illuminated hot tub.

 Countryside View

 City Views

 Wi-Fi

* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Casa Farfalla is 39 km from Pisa Galileo Galilei Airport, 74 km from Florence Peretola Airport, 156 km from Bologna Guglielmo Marconi Airport, and 168 km from Genoa Cristoforo Colombo Airport. The villa is 8 km from Lucca, 20 km from Pisa, 26 km from Montecarlo (Lucca), 29 km from Collodi, 33 km from Bagni di Lucca, 36 km from Montecatini Terme, 38 km from Viareggio, 49 km from San Miniato, 49 km from Vinci, 57 km from Carrara, 74 km from Volterra, and 85 km from Florence.

FEATURES

- 6 Double Bedrooms (3 in Main Villa, 3 in Guest House) + 2 Sofa Beds (1 in Main Villa, 1 in Guest House)
- 4 Bathrooms (2 in The Main Villa, 2 in the Guest House)
- Panoramic Infinity Pool
- Hydromassage Area
- Hydraulic Roof with Four Wings Opening at 30° Angle (170 Sqm Total)
- 2 Fully Equipped Kitchens
- Dining Area (Seating Up to 14 People)
- Dressing Area (in Master Suite)
- Private Garden with Olive Groves
- Large Terraces (Including 100 Sqm Terrace)
- Gazebo
- Shade Sail for Three People
- Table Tennis Area
- Barbecue Area
- Private Parking
- Helicopter Landing Area (Upon Request)
- Air Conditioning and Heating in Every Room
- Fireplace
- High-Speed Wi-Fi
- TV with Netflix and Amazon Prime
- Hi-Fi System with Spotify



DESCRIPTION

Property 10670 – LUCCA

6 Bedrooms

Location and Surrounding Area

Just a short 20-minute drive from the historic city of Lucca, Property 10670 enjoys an exceptional location. Perched on the first gentle hills surrounding Lucca, the villa offers breathtaking panoramic views of the city's iconic Renaissance walls and the lush Tuscan countryside. This tranquil setting combines the peacefulness of nature with easy access to cultural treasures, making it the perfect base for exploring the rich heritage, exquisite cuisine, and timeless beauty of the region.

A little further afield, the picturesque town of Montecarlo awaits, renowned for its exquisite vineyards and renowned wine production. Visitors can indulge in wine tastings and guided tours, savour traditional Tuscan cuisine in charming local trattorias, and admire panoramic views of rolling hills and ancient olive groves. Montecarlo's warm hospitality and authentic charm make it an ideal destination for those seeking a true taste of Tuscany's rural delights and timeless traditions.

For those eager to explore beyond the hills, the lively city of Pisa is within easy reach. Famous worldwide for its iconic Leaning Tower, Pisa also boasts a wealth of architectural treasures, including stunning piazzas, historic churches, and vibrant bustling markets. Whether enjoying a leisurely stroll along the scenic Arno River or immersing themselves in the city's bustling atmosphere and rich culture, Pisa offers a perfect blend of history and lively Italian charm.

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The Property

Property 10670 is a striking masterpiece of modern architecture, where art, technology, and nature intertwine to create an extraordinary retreat. Designed by two visionary architects, both renowned artists and designers, this remarkable estate is set on the gentle hills above Lucca. Spanning 525 sqm, the property comprises a main villa and a guest house, each offering 3 double bedrooms, together accommodating up to 12 guests, plus 2 extra guests on sofa beds (one in the main villa and one in the guest house).

Outdoors, a long and narrow panoramic infinity pool (26 x 5 m, swimming area 16 m) stretches toward the horizon, accompanied by a hydromassage area. Expansive terraces, a gazebo, and a shade sail for three people frame the perfect vantage points over Lucca, while al fresco dining spaces invite lingering evenings under the stars. Guests can enjoy a 100 sqm terrace, a private garden with centuries-old olive groves, a table tennis, a barbecue, and private parking.

Inside, Property 10670 dazzles with luminous architecture anchored in white marble rock reminiscent of nearby Carrara. At its heart stands a spectacular red staircase rising through three floors. White marble appears throughout, while custom-designed furniture, lamps and sculptures lend each room artistic personality. The interiors balance beauty and comfort, with AC and heating in every room, fully equipped kitchens, dining area, fireplace, high-speed Wi-Fi, TV with Netflix and Amazon Prime, and Hi-Fi with Spotify.

A groundbreaking feature makes Property 10670 truly unique: the world's first hydraulic roof. Four wings, totalling 170 sqm, open at a 30° angle, like a butterfly unfolding, using ten hydraulic pistons. This ingenious design provides natural ventilation, keeps the interiors cool, and offers an unparalleled sensation of sleeping beneath the stars. Seamlessly blending art, innovation, and the Tuscan landscape, Property 10670 is more than a villa, it is an unforgettable experience.

From its elevated position, 200 metres above sea level, the property offers sweeping, unforgettable views of the city and its perfectly preserved Renaissance walls. Enveloped by 10 hectares of olive groves and woodland, Property 10670 is a secluded sanctuary of elegance and innovation, recognised

by National Geographic Channel as one of the most ecological and exceptional homes in Italy. For the ultimate and most exclusive arrival, a private helicopter landing area is available on request.

Main Villa (3 Bedrooms):

The main villa hosts three bedrooms: a sumptuous master suite with a super king bed (180x200 cm), TV, dressing area, openable roof, and a bathroom with sunken tub and walk-in shower; a double bedroom (160x200 cm) with air conditioning and recessed wardrobe; and another double bedroom (160x200 cm) with air conditioning, recessed wardrobe, and terrace access. A bathroom with double sinks and a walk-in shower serves these two bedrooms. A sofa bed (140x200 cm) offers extra sleeping space.

Dépendance (3 Bedrooms):

The guesthouse offers three further bedrooms: two double bedrooms (160x200 cm) with air conditioning and wardrobes, sharing a bathroom with double sinks and a walk-in shower. The spacious master suite (160x200 cm) includes a separate room featuring a comfortable sofa bed (140x200 cm) for extra sleeping space, small fridge, and openable roof for unforgettable stargazing nights, plus a private bathroom with walk-in shower and double sinks.

PHOTOS















