



Property 1633097704



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

Number of beds: 38
Bedrooms: 19

NEARBIES

Villa Boheme is only 15 km from Lucca and Viareggio, 20 km from the Serbacco Natural Park and Pietrasanta and 25 km from Pisa. Pisa is the nearest international airport and only a 40 minute drive from the estate. Florence airport is an hour's drive.

FEATURES

Villa

- 1 King size bedroom with bathroom, jacuzzi and dressing room
- 1 Queen size bedroom with bathroom and dressing room
- 2 Twin bedrooms with bathroom, jacuzzi and dressing room
- Large living room with fireplace
- 2 Smaller living rooms
- 70 m2 Kitchen + pantry
- Dining room
- Downstairs bathroom
- Laundry room
- Lift access to all floors

Foresteria

- 2 Queen size double bedrooms
- 3 Twin bedrooms
- 4 Bathrooms
- Living room
- Dining room + fireplace
- Kitchen + fireplace
- Air conditioning in the two attic bedrooms

The Tower

- 1 King size matrimonial suite with 2 bathrooms and walk-in closet
- 1 King size double bedroom with bathroom and sitting room + television
- 1 King size bedroom with bathroom
- 1 Twin bedroom with bathroom
- Sitting room with fireplace
- Dining area
- Kitchen
- Office
- Bathroom
- Soundproof cinema/recording studio
- Sauna
- Relaxation room with bathroom
- Laundry room
- Cloakroom

The Arches

- 2 King size bedrooms, each with private bathroom
- 1 Twin bedroom with bathroom
- Sitting room with fireplace
- Dining area
- Kitchen

- Cinema
- Sauna, relaxation area and bathroom

Mafalda

- 1 King size bedroom with bathroom
- 1 Queen size bedroom with bathroom
- 1 Twin bedroom with bathroom
- Living room
- Kitchen
- Extra bathroom

- Satellite TV, Stereo system, DVDs
- Wi-Fi
- Swimming pool (16 m x 16 m)
- Furnished poolside area
- Outdoor dining
- Candlelit outdoor dinners
- Fitness area
- Changing rooms
- Floodlit tennis court
- Floodlit football pitch
- Floodlit volleyball court
- Floodlit bowling green
- Bicycles
- Table tennis
- Table football
- Hammam
- Helicopter access



DESCRIPTION

Property 1633097704 - BOZZANO

19 Bedrooms

Location and Surrounding Area

This immaculate, hilltop, Tuscan estate includes 150 hectares of beautiful woodland and olives groves, which produce some of Tuscany's finest extra virgin olive oil. The operatic maestro Giacomo Puccini had his house built on the estate and it was here that he finished composing "Tosca" and wrote "La Fanciulla del West". The 360° views from the Property 1633097704 are breathtaking and reach south as far as Lake Massaciuccoli, also known as Lake Puccini, Elba Island and Corsica. You can gaze northwards over the hills of Lucca to the Apuan Alps.

Nearby Lucca has often been voted as one of the world's most desirable cities in which to live. It is perhaps most famous for its thick, 16th century ramparts, which encircle the city and were restored in the 19th century to create a wide, tree-lined walkway. You can walk or cycle on top of the whole length of the walls and discover the wonders of the town within. There are pretty cobbled streets, ancient piazzas, gorgeous churches, glorious renaissance buildings, markets and countless local restaurants, bars and trattorias. Lucca was the birthplace of Giacomo Puccini and the town often hosts international opera events as well as classical music and rock concerts.

Pisa is best-known for its leaning tower in Piazza dei Miracoli but the city is also home to a multitude of beautiful churches, historical buildings, bridges and medieval palaces. Once you have photographed yourself in various amusing poses by the famous bell tower, take a wander around the 11th century Romanesque-Pisan cathedral, along the banks of the River Arno and then stop for a traditional cecina, a flat bread made from chick pea flour and stuffed with all sorts of wonderful delicacies.

The property is in an ideal position for exploring the wonders of this coastal area of Tuscany. Viareggio is a popular seaside town, home to the famous carnival parade and a whole host of summer events such as the Puccini Festival, the Jazz Festival as well as various theatre productions. The gently-sloping, sandy shelf makes the beaches safe for small children. The area is famous not only for its excellent restaurants and fine wine but also for the Versilia coastline and its fashionable resorts and celebrity beach clubs. Pietrasanta is another gorgeous medieval town packed with art galleries, restaurants and little coffee shops, which are ideal for people-watching in the fabulous Piazza Duomo. Nearby Forte dei Marmi is a shopper's fantasyland packed full of avant-garde boutiques.

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The Property

The original buildings at Property 1633097704 date back to the sixteenth, seventeenth and eighteenth century. The magnificent restorations used original materials which have created an oasis of timeless beauty and peace that sleeps up to 38 people in various superb homes on the hamlet. The houses are grouped into two areas; the first area is called Tosca and includes the Villa and the Foresteria, two landscaped gardens and a swimming pool. The second area is called Butterfly and has three homes with air conditioning – the Tower House, Mafalda House and the Arches.

Tosca

The Villa. This aristocratic, seventeenth century house was once home to the noble Mansi family from Lucca and then to the Sanminiati family. It was later used as a hunting lodge and today offers exquisite accommodation on three floors. The first floor features a double bedroom with large bathroom, jacuzzi and a dressing room, a double bedroom with bathroom and dressing room and two twin bedrooms with bathroom and jacuzzi. The spacious living accommodation features antique terracotta tiles in the three living rooms, one of which has an open fire place. A dining room and handy extra bathroom complete the ground floor. The enormous kitchen is in the basement and you'll find a couple of solid, cedar wood tables for morning coffee conversations and a larder full of local delicacies.

The Foresteria

The Foresteria is a gorgeous old building spread over five floors with marvellous views out over the hills.

You'll find two queen-size, double bedrooms, three twin bedrooms and four bathrooms, all fitted with high quality Tuscan-style furnishings and fittings. There is also a kitchen with an open fireplace, a comfortable sitting room with a television and a dining room with a fireplace. The two bedrooms in the attic are air conditioned.

Butterfly

The Tower. The Tower was once upon a time a watchtower in the 16th century signalling system belonging to the Medici Grand Duchy of Tuscany. It is the oldest building in the hamlet and now offers 640m2 of sublime accommodation on three floors. The first king size bedroom is on the ground floor and has a bathroom and a sitting room with television. The king size matrimonial suite is on the first floor and has two bathrooms (one with a bathtub) and walk-in closet. The third king size bedroom and twin bedroom both have their own bathrooms.

The ground floor features ancient stone flooring from Trani and offers a spacious sitting room with a fireplace and dining area. The entrance area has a piano for the musically-minded and a kitchen, office and extra bathroom complete the ground floor.

The basement contains an array of fun stuff including an enormous cinema room, which is fully soundproofed and can be used to record and produce high definition video. And once you've finished recording, you can step into the sauna or unwind in a specially prepared relaxation area. There is a stunning, semi-circular staircase leading from the basement recreation area to the other two floors.

The Arches

This lovely, 350m2 abode takes its name from the two arches on its southern front. Most of the building features antique terracotta floor tiles and 360° views of the surrounding countryside. There are two king size bedrooms and a twin bedroom on the first floor, each with their own bathroom. You'll find a large sitting room and dining area with an open fireplace, a kitchen and an extra bathroom on the ground floor. The basement has teak parquet flooring throughout and offers a cinema room and a sauna with accompanying relaxation area and bathroom.

Mafalda House

Mafalda's House has breathtaking views across the Tyrrhenian sea and the islands in the Tuscan archipelago. You'll find 300m2 of sumptuous accommodation on three floors with mostly antique stone terracotta flooring. There is a king size bedroom, a queen size bedroom and a twin bedroom on the first floor and each has its own bathroom. There is a living room with fireplace, a kitchen and handy extra bathroom on the ground floor. The basement has teak parquet flooring throughout and offers a cinema room and a sauna with accompanying relaxation area and bathroom.

PHOTOS















