



## Property 1650962316




**Number of beds:** 12  
**Bedrooms:** 6

Accessibility for people with reduced mobility

**Pets Allowed**  
Pets allowed at no extra cost.

 **Playground**

 **Air Conditioning Throughout**  
Air conditioning available in all rooms (bedrooms and bathrooms) and all common areas. Included in the price.

 **Air Conditioning In The Bedrooms**  
Air conditioning available in all bedrooms. Included in the rental price.

 **Hair Dryer In The Bathrooms**

 **Dryer**


 **Barbecue**

 **Fireplace**

**Safe**  
Safe available in a bedroom.

**Crib**

**Available For Events**  
Upon request, the villa is available for outdoor events.

 **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

The property has its own vineyard, no wine cellar.

The Villa is Less Than 15 km From a Golf Course

The villa is 14 km from Golf Montecatini Terme.



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

6 Double bedrooms (4 standard double bedrooms and 2 double bedrooms with king-size beds).Main Villa:Ground floor: 2 standard double bedrooms.First floor: 2 king-size double bedrooms + 1 standard double bedroom.Dépendance: 1 standard double bedroom.

Bath amenities

Bathroom amenities provided upon arrival, with a change scheduled mid-week.

Nearby

The villa is approximately 4 km from the Antico Colle restaurant and about 9 km from the La Torre restaurant, in Montecatini Alto.



Gym



Parking Space

Outdoor parking, for up to 10/12 cars. Included in the price.



Table Tennis



Swimming Pool

Pool with a Jacuzzi corner.13 x 9 m + 6 x 4 m.Depth: 1,40 m.



Heating

Underfloor heating. Included in the price.

High Chair



Housekeeping

Daily cleaning (in the morning, 2 hours per day from 9:00 to 11:30; 6 days a week, Monday to Saturday). Included in the price.

Smart TV

Mattress topper



Outdoor Hot Tub

Two outdoor hot tubs, heated up to 40°C. Heating included in the price. One of the tubs is near the pool, and the other is behind a bedroom on the ground floor.



Countryside View



Wi-Fi

Insect Screens

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

## NEARBIES

Villa Garofano is 45 km from Florence Amerigo Vespucci Airport, 59 km from Pisa Galileo Galilei Airport, 129 km from Bologna Guglielmo Marconi Airport, and 357 km from Rome Leonardo da Vinci Airport. Montecatini Terme is 4 km from the villa, Pistoia is 20 km, Lucca is 31 km, Viareggio is 51 km, Pisa is 52 km, Camaiore is 58 km, Forte dei Marmi is 62 km, Florence is 70 km, Livorno is 73 km, Volterra is 77 km, Carrara is 83 km, San Gimignano is 102 km, and Siena is 121 km.

## FEATURES

### Main Villa:

- 5 Double Bedrooms
- 5 En-Suite Bathrooms
- Fully-Equipped Kitchen
- Living Room with Fireplace
- Dining Room
- Wine Fridge (in the Kitchen)

### Dépendance:

- 1 Double Bedroom
- 1 En-Suite Bathroom
- External Staircase
- Swimming Pool with Jacuzzi Corner
- Furnished Poolside Area
- 2 Outdoor Hot Tubs
- Outdoor Kitchen and Dining Area
- Lush Garden
- Outdoor Shower
- Bluetooth Sound System
- Barbecue and Pizza Oven
- Air Conditioning (All Bedrooms)
- Pickleball Court
- Semi-Covered Outdoor Fitness Space





# DESCRIPTION

Property 1650962316 - MONTECATINI ALTO

6 Bedrooms

## Location and Surrounding Area

Located near Lucca and Florence, surrounded by lush greenery, this meticulously restored property is ideally positioned to explore the region's cultural highlights and natural wonders. With its tranquil atmosphere, this exclusive retreat offers the perfect base for unforgettable day trips to Tuscany's most beautiful towns and provides a unique opportunity to admire the region's landscapes while immersing yourself in its rich heritage.

Montecatini Terme is a charming spa town in Tuscany, known for its Belle Époque architecture and soothing thermal baths. The town offers a perfect mix of relaxation and charm, with beautiful parks, elegant streets, and inviting cafes. Visitors can enjoy the therapeutic waters, stroll through town, or take the Funicolare to Montecatini Alto for panoramic views. With its peaceful atmosphere and historical attractions, Montecatini Terme is a Tuscan gem.

Pistoia, a historic gem in Tuscany, boasts a rich medieval heritage and a charming old town. Known for its beautiful piazzas, ancient churches, and narrow streets, Pistoia offers a more relaxed, authentic Tuscan experience. Visitors can explore landmarks like the Piazza del Duomo, the impressive Pistoia Cathedral, and the Museo Civico. The town's lively markets, cafes, and nearby nature make it an ideal destination for those seeking history and culture.

Lucca, known as "the city of 100 churches," is a charming Tuscan town rich in history. Surrounded by Renaissance walls, it offers cobbled streets, elegant piazzas, and stunning churches. Visitors can explore landmarks like Piazza dell'Anfiteatro, the Guinigi Tower with its rooftop garden, and the Lucca Cathedral. With inviting cafes, boutique shops, and relaxing promenades, Lucca is perfect for leisurely strolls and a peaceful, culturally rich experience.

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## The Property

Perfectly situated in the serene countryside between Lucca and Florence, Property 1650962316 is nestled on ten hectares of private land amidst the rolling hills of Tuscany. With a private pool, summer days are well spent with loved ones al fresco in the Tuscan sunshine. Fully renovated in 2021, Property 1650962316 accommodates twelve guests in six double bedrooms distributed between the main villa (five bedrooms) and the dépendance (one bedroom).

Surrounded by a lush garden, the villa features a large swimming pool with a Jacuzzi corner and a furnished poolside area. Most of your time will likely be spent outside: enjoying the pool, rinsing off under the outdoor shower, soaking up the sun on the poolside area, or grilling burgers on the barbecue. There is also a convenient kitchen area by the outdoor dining table. At the back of the villa, in a semi-covered outdoor area, there is a fitness space equipped with a multi-functional machine, a bench, a treadmill, weights, and various gym and yoga accessories.

## Main Villa:

Offering a warm atmosphere, the main floor of the villa features a generous living room with a fireplace, a dining area, and a fully-equipped kitchen. The main villa includes five bedrooms spread across two floors. On the main floor, there are two double bedrooms with standard beds. On the upper floor, you will find three double bedrooms: two with king-size beds and one with a standard bed. All bedrooms are equipped with air conditioning and an en-suite bathroom with a shower.

## Dépendance:

Featuring charming wooden beams that impart a rustic, country feel, the dépendance includes a double bedroom with a standard bed, complemented by an en-suite bathroom with a shower. This cosy



bedroom is situated on the upper floor, which is accessed via an external staircase. For additional comfort, the bedroom is equipped with air conditioning, ensuring a pleasant stay during all seasons.



PHOTOS





























