



## Property 264




**Number of beds:** 14  
**Bedrooms:** 7


**Bathrobes and Slippers**  
Bathrobes and slippers are available.

**Pets Allowed**  
Pets may be allowed on request.

 **Air Conditioning Throughout**  
Up to 2000 kW per week included in the rental price.

 **Air Conditioning In The Bedrooms**  
Up to 2000 kW per week included in the rental price.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

 **Fireplace**

 **Tennis Court**

**Safe**  
Safe box available in each room.

**Crib**

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

 **Stereo system and DVD**

 Fibre Internet

Located in a quiet area and suitable for yoga retreats

### Close to a vineyard or winery

The villa is a few kilometers from Fattoria Sardi, Fattoria di Fubbiano, Buonamico Wine Resort and others.

 Dishwasher

 Washing Machine

### Mattress sizes and bed dimensions

7 Bedrooms (up to 14 guests). The first three double bedrooms are located on the first floor, the other rooms are on the second floor. Double bed (180 x 200 cm); en-suite bathroom with shower Double bed (170 x 210 cm); en-suite bathroom with shower Double bed (170 x 210 cm); en-suite bathroom with shower Twin beds (120 x 190 cm) ; en-suite bathroom with shower French bed; en-suite bathroom with shower Double bed (170 x 200 cm); en-suite bathroom with shower Twin beds (120 x 190 cm); en-suite bathroom with shower.

### Bath amenities


Weekly refill available.

### Nearby

The villa is a few kilometers from restaurants, bars and all the necessary services. The center of Lucca is about 7 km from the villa.

 Parking Space

Parking space inside the villa, for up to 20 cars, included in the rental price.

 Swimming Pool

20 x 10 m. Depth: up to 3 m.

 Heating

Fan coils. Up to 2000 kW per week included in the rental price.

### High Chair

 Concierge Service

Concierge service on call and on site, available 24 hours a day. Included in the rental price.

 Cook Service

Included in the rental price: Daily Chef service for breakfast and one meal (lunch or dinner) 6 days a week (Wednesday day off). Please note that the cost of food and beverages is not included.

 Housekeeping

Daily maid service in the morning, 6 days a week (Sunday off). Included in the rental price.

### Smart TV

### Mattress topper

 Satellite TV

 Countryside View

 Lake View

 Wi-Fi

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



## NEARBIES

Villa La Perla di Lucca is 19 km from Pisa Galileo Galilei International Airport, 71 km from Florence Amerigo Vespucci International Airport, 155 km from Bologna Guglielmo Marconi Airport and 354 km from Rome Leonardo da Vinci International Airport. Lucca is 7 km from the villa, Pisa is 14 km, Viareggio is 36 km, Forte dei Marmi is 49 km, Volterra is 71 km, Carrara is 71 km, San Gimignano is 78 km, Florence is 82 km, and Siena is 151 km.

## FEATURES

- 7 Bedrooms (5 Double Bedrooms + 2 Twin Rooms)
- 7 En-Suite Bathrooms + 5 Additional Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Fully-Equipped Kitchens
- Living and Dining Rooms
- Outdoor Furniture
- Outdoor Dining Area
- Outdoor Lounge Area
- Outdoor Showers
- Garden
- Gazebo
- Blender
- Microwave
- Nespresso Coffee Machine
- Pizza Oven (in the Cellar)
- Wine Cellar
- Laundry Facilities
- Foosball
- Board Games
- Grand Piano
- Electric Gate





# DESCRIPTION

## Property 264 - LUCCA

### 7 Bedrooms

#### Location and Surrounding Area

Standing majestically in beautiful parkland, this magnificent aristocratic 17th-century villa is ideally located to explore the region's cultural highlights and most spectacular natural wonders. Located near Lucca, this exclusive seven-bedroom villa is the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its splendid landscapes while soaking up the region's incredibly rich historical and cultural heritage.

The villa is just a stone's throw from the fortified city of Lucca. Hidden behind imposing Renaissance walls, its cobbled streets, handsome piazzas and shady promenades make it a perfect destination to explore on foot. At the end of the day, historic cafes and restaurants tempt visitors to relax over a glass of Lucchesi wine and a slow progression of rustic dishes prepared with fresh produce from nearby Garfagnana. If you have a car, the hills on the east of Lucca demand exploration.

The villa is also just a few kilometers from Pisa, exceptionally well-known for its Leaning Tower. Moving between its alleys and riversides you will discover architectural jewels such as Santa Maria della Spina, the headquarters of the Scuola Normale Superiore in Piazza dei Cavalieri, the exhibitions of Palazzo Blu and the magnetic charm of Piazza dei Miracoli. Start from the Baptistry and head to the 130-meter Camposanto Monumentale overlooking the square.

The villa is also a few kilometers from the sunny seaside town of Viareggio, one of Tuscany's largest seaside resorts, graced with an air of elegance lent mainly by the long avenue of palms that runs the length of its seafront promenade. A modest collection of Art Nouveau-style frontages adds to the sense of refinement, though for the most part the buildings are old-style seaside hotels. Its beaches are all private, except for the free stretch between Viareggio and Torre del Lago.

Immersed in the green of the Mediterranean scrub, the traditional town of Forte dei Marmi is famed for its exclusive hotels, magnificent villas, designer boutiques and luxury beach chalets. In the 1930s, the Fiat-founding Agnelli family made the town popular by buying a summer residence here, and the holiday home trade hasn't stopped since. The maze of tree-lined streets that lead off Roma Imperiale, to the south of the historic center, hold the plushiest villas and celebrity hotspots.

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#### The Property

Set in a serene countryside of gently rolling hills, Property 264 provides the perfect retreat for those seeking pure relaxation in the heart of Tuscany. Majestic frescoed rooms combine with modern conveniences immersed in a vast parkland with pool and private pond with graceful swans. Combining modern comfort and relaxation, Property 264 can accommodate up to fourteen guests featuring seven bedrooms (five double bedrooms and two twin rooms) with en-suite bathroom.

Originally built in 1624, this magnificent villa was the summer residence of the Count Cosimo Bernardini, a family who has played a key role in the administration of the Republic of Lucca for centuries. Wonderful antiques, majestic frescoed rooms combine with modern conveniences to create an exclusive and elegant atmosphere. Enjoy the fancy indoors facilities: majestic living rooms, two fully-equipped kitchens, various leisure rooms with piano and foosball.

Immersed in a vast parkland with old-centuries trees and two private ponds with graceful swans, the villa boasts a beautiful private pool and a generous poolside area with comfortable sun loungers for basking in the sun. Outdoors you will also find two impressive al fresco dining areas: one in front of the villa and the other in the Italian garden, overlooking the surrounding area. The jasmine gazebo, complete with table and chairs, is the perfect to enjoy a refreshing aperitif al fresco.

On the first floor: The 'Piano Nobile' of the villa offers beautiful frescoed rooms and a big majestic lounge area with breathtaking views over the Italian garden and the surrounding olive groves. A small kitchenette for the staff, perfect for preparing appetizers or refreshing drinks to enjoy in the frescoed lounge area. On this floor you will find a music room with a grand piano and a majestic tub with Jacuzzi. This floor offers three double bedrooms with en-suite bathroom with shower. Two of them share a spacious walk-in closet.

On the second floor you will find a bright attic with original beamed ceilings and a beautiful view over the garden and pool. This floor has a living room with TV and four rooms with en-suite bathroom with shower: a double bedroom, two twin rooms, and a double bedroom with French bed. On the lower floor, the cellar features a typical Tuscan fully-equipped kitchen with a pizza oven. The cellar is the ideal place to spend time together while playing board games and foosball. On the same floor you will also find a laundry room.

The villa also features two bathrooms in the canteen, two bathrooms on the ground floor and an extra bathroom on the first floor.



PHOTOS









