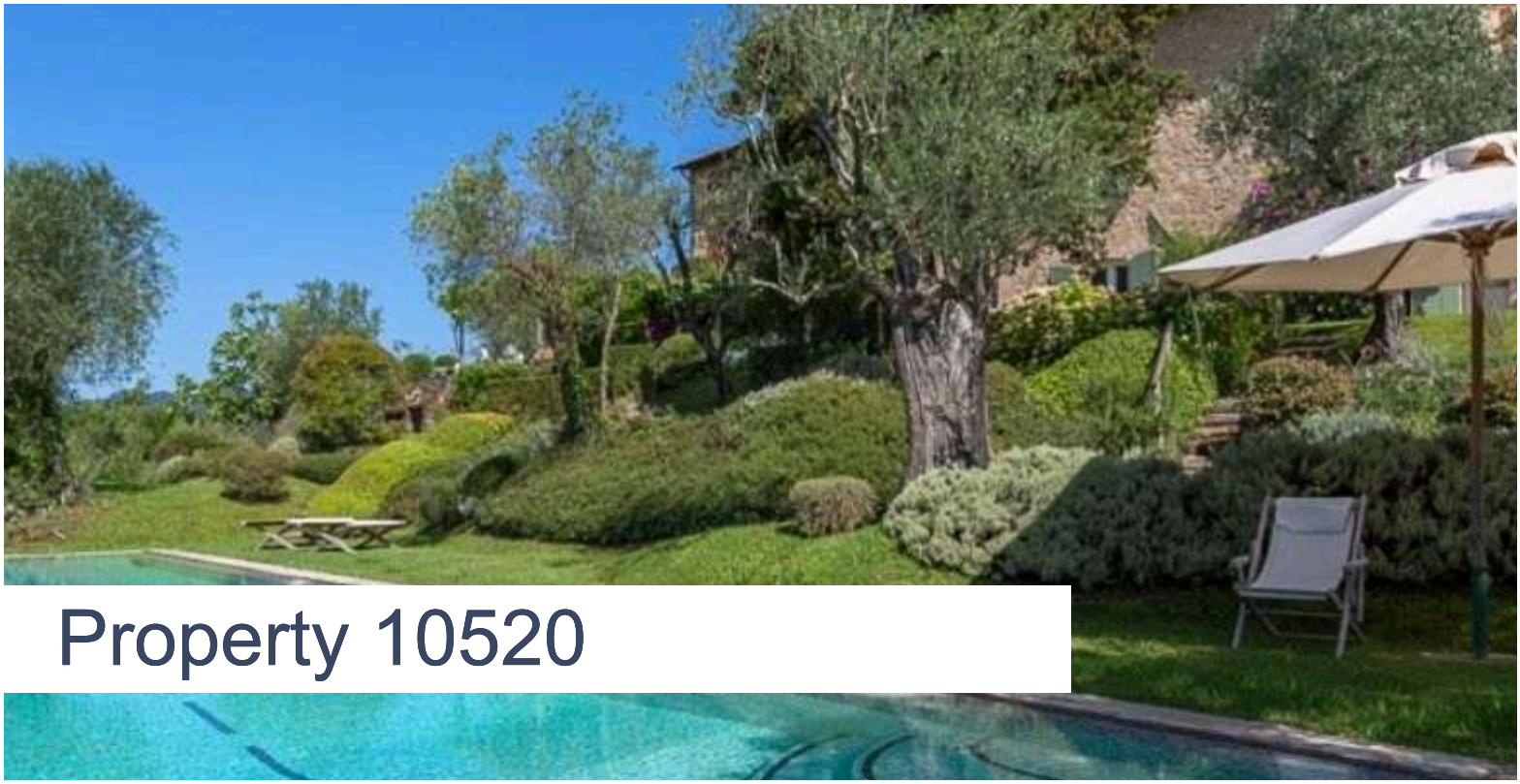


Property 10520



Number of beds: 10
Bedrooms: 5

Pets Allowed
Pets are allowed upon prior notice and approval.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Stereo system and DVD

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
5 double bedrooms, all with king-size beds. One of the bedrooms can be converted into a twin room upon request.

Gym

Parking Space

Parking for 5/6 cars on the property. Included in the price.

Swimming Pool
16 x 5 m.Depth: 1.40 to 1.60 m.

Heating
Included in the price.

Heated Pool
Pool heating is not required during the summer months. In the autumn/winter months, pool heating is an additional service, averaging up to € 120 per day, depending on the weather. This average cost can be reduced after the usual 2–3 days of heating if the automatic electric pool cover is closed after use (please ask the cleaning staff to close it). The pool will be heated only upon explicit request and authorisation by the guest; this service is not included.

High Chair

Concierge Service
Limited concierge services are available through the villa manager. These additional services are offered for an extra fee (services include restaurant reservations and arranging transportation for guests).

Housekeeping
Daily cleaning, seven days a week (Monday to Saturday, 9:00 am to 12:00 pm; or as otherwise arranged with the villa manager). Included in the price.

Smart TV

Satellite TV

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 Anna is 28 km from Pisa Galileo Galilei Airport, 79 km from Florence Peretola Airport, and 161 km from Bologna Guglielmo Marconi Airport. The villa is 3 km from San Macario in Piano, 11 km from Lucca, 22 km from Viareggio, 23 km from Pisa, 26 km from Pietrasanta, 33 km from Lido di Camaiore, 41 km from Forte dei Marmi, 55 km from Livorno, 55 km from Vinci, 59 km from Carrara, and 109 km from Florence.

FEATURES

- 5 Double Bedrooms
- 5 En-Suite Bathrooms + 1 Guest Bathroom
- Mosaic-Tiled Swimming Pool
- Spacious Poolside Area with Sun Loungers
- Fully Equipped Kitchen
- Dining Room for up to Ten Guests
- Open-Plan Living Spaces
- Pantry with Second Large Refrigerator and Ice Machine
- Air Conditioning and Mosquito Nets in All Bedrooms
- Library with Large Table and Collection of Books
- Artist Studio with Fireplace, Sitting Area, TV, Stereo, and DVD
- Gym (with Weights and Mats, AirBike, and Elliptical Trainer)
- Private Garden
- Outdoor Dining Area under Pergola
- Outdoor Lounge Area
- Pizza Oven
- Private Gate





DESCRIPTION

Property 10520 - SAN MACARIO

5 Bedrooms

Location and Surrounding Area
Perched on a gentle hill and reached via a quiet country road through a private gate, Property 10520 enjoys a wonderfully private and tranquil setting. Surrounded by rolling, wooded hills, the villa offers sweeping views in every direction, creating a serene and picturesque atmosphere. On a clear day, the Leaning Tower of Pisa can be seen on the horizon, adding a hint of historic charm. Just 3 km from the centre of San Macario in Piano, the villa combines peaceful seclusion with easy access to local amenities.

Just a short drive away, the historic centre of San Macario in Piano offers a glimpse of traditional village life, with local shops, cafés, and restaurants where visitors can enjoy authentic Tuscan cuisine. The surrounding hills and countryside provide countless opportunities for scenic walks, cycling, and immersing oneself in the natural beauty of the region. Local markets, seasonal festivals, and family-run trattorias add an extra layer of warmth and authenticity to the experience.

A little further afield, the city of Pisa is easily accessible, offering the iconic Leaning Tower, the magnificent Piazza dei Miracoli, and a wealth of fascinating museums, galleries, and historic architecture. The Arno River, picturesque squares, and lively, vibrant streets make Pisa a must-visit destination for culture and history enthusiasts. Visitors can also enjoy leisurely riverside strolls, charming artisan shops, and excellent cafés tucked away in hidden, enchanting lanes full of local character.

For those looking to explore beyond, the broader region boasts charming towns such as Lucca, with its Renaissance walls and elegant streets, and the coastal resorts of Viareggio and Forte dei Marmi, famous for their beaches, lively promenades, and excellent dining. The combination of rolling hills, historic towns, and nearby seaside makes the villa a perfect base for discovering the best of Tuscany. Scenic drives through vineyards and olive groves complete a truly unforgettable Tuscan adventure.

Property 10520 is 28 km from Pisa Galileo Galilei Airport, 79 km from Florence Peretola Airport, and 161 km from Bologna Guglielmo Marconi Airport. The villa is 3 km from San Macario in Piano, 11 km from Lucca, 22 km from Viareggio, 23 km from Pisa, 26 km from Pietrasanta, 33 km from Lido di Camaiore, 41 km from Forte dei Marmi, 55 km from Livorno, 55 km from Vinci, 59 km from Carrara, and 109 km from Florence.

The Property
Set on a hill, accessed via a paved country road through a private gate, Property 10520 is an extremely private residence with panoramic views of rolling, wooded hills in all directions, located just 3 km from the centre of San Macario in Piano. The house has been recently restored, with interiors crafted by the finest artisans, respecting both Tuscan traditions and the highest standards of modern amenities. Property 10520 can accommodate 10 guests in 5 double bedrooms with en-suite bathrooms spread over multiple floors.

Surrounded by a generous garden, this magnificent villa boasts an exclusive mosaic-tiled pool and a spacious poolside area furnished with comfortable sun loungers, inviting guests to relax. The lawn surrounding the pool provides an idyllic spot for sunbathing and enjoying moments of tranquillity. On a clear day, the Leaning Tower of Pisa can be seen in the distance. The outdoor area also features an al fresco dining area under a pergola, an al fresco lounge area, and a pizza oven.

Flooded with natural light, the ground floor features a fully equipped kitchen opening onto an outdoor dining area under the pergola and an outdoor lounge area. An adjacent pantry is complete with a second large refrigerator and ice machine. The ground floor also includes a dining room for up to ten

guests, a 16th-century fireplace, a guest bathroom, and access to the outdoor terrace. On this floor, there is also a double bedroom with a queen-size bed, fireplace, and en-suite bathroom with shower.

The house offers inviting open spaces. On the first floor, there is a library with a large table and a collection of books on Italian history, literature, and travel, as well as an artist's studio with desk, fireplace, sitting area, TV, stereo, DVD, and French doors opening onto the front lawn. The first floor also features two bedrooms: a master bedroom with a king-size bed, fireplace, and en-suite bathroom with bath and rain shower; and a double bedroom with a king-size bed, stereo, desk, and en-suite bathroom with shower.

On the second floor, there are two bedrooms: a double bedroom with a king-size bed, reading corner with desk, and en-suite bathroom with shower; and a double bedroom (which, on request, can be converted into a twin room) with a king-size bed, desk, reading corner, and en-suite bathroom with bath and shower. All rooms are decorated in pastel tones, with antique furniture, exposed beams, and terracotta tiles. All five bedrooms are air-conditioned, and all windows and doors are fitted with mosquito nets.

On the second floor you will find two bedrooms: a double bedroom with king-size bed, reading corner with desk, and en-suite bathroom with shower; and a double bedroom (which, on request, can be converted into a twiroom) with king-size bed, desk and reading corner, and en-suite bathroom with bathtub and shower. All rooms are decorated in pastel tones, with antique pieces of furniture, exposed beams and terracotta tiles. All five bedrooms are air conditioned and all windows and doors have mosquito nets.

PHOTOS











































































