

Property 1605885707



Number of beds: 12
Bedrooms: 6

Pets Allowed
Pets allowed on request, at an additional daily charge.

Air Conditioning Throughout
Air conditioning in all bedrooms, living room, and kitchen. Included in the price.

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

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
Only one safe is available in the villa, located in the ground floor bedroom.

Crib

Available For Events
Small events such as birthday parties and weddings for a maximum of 30–50 people.

Stereo system and DVD

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The villa has its own vineyard and produces Sangiovese wine and extra virgin olive oil. It is located about 15 km from other vineyards in the surrounding area,

in particular Fattoria del Buonamico and Fattoria di Montechiari.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
6 Double bedrooms.Three rooms have king-size beds, which can be separated into two single beds. Mattress height: 30 cm.

Bath amenities
Courtesy set available in every bathroom from Erbolario. Includes shampoo, conditioner, shower gel, and hand soap.

Nearby
Supermarket, tobacconist, bank, pharmacy, and bar are just a five-minute drive away in San Lorenzo.

 Parking Space
Free outdoor parking in the square in front of the villa, uncovered, for up to five cars.

 Table Tennis

 Swimming Pool
Swimming pool with diving board.6 × 12 m.Depth: 2.5 to 1.5 m.The pool area can be made child-safe by closing an iron gate that separates the pool garden from the front garden of the villa.

 Heating
Heating available throughout the property. Not included in the price, available at an additional cost.

High Chair

 Concierge Service
Concierge service (the concierge speaks English and French and is available daily to assist guests both in the villa and by phone). Included in the price.

 Housekeeping
Mid-week cleaning. Included in the price.

Smart TV

Mattress topper

 Satellite TV

Ceiling Fans

 Countryside 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 Fedra is 31 km from Pisa Galileo Galilei Airport, 66 km from Florence Amerigo Vespucci Airport, 150 km from Bologna Guglielmo Marconi Airport, and 336 km from Rome Leonardo da Vinci Airport. The villa is approximately 2 km from Capannori, where all essential services can be easily found. Distances to nearby towns and cities are as follows: Lucca 12 km, Pisa 25 km, Viareggio 36 km, Forte dei Marmi 48 km, Volterra 60 km, San Gimignano 66 km, Carrara 69 km, Florence 91 km, and Siena 143 km.

FEATURES

- 6 Double Bedrooms
- 5 Bathrooms
- Swimming Pool
- Paved Poolside Area with Sun Loungers
- Fully Equipped Tuscan Kitchen Opening Onto Courtyard
- Spacious Living Room with Fireplace
- Dining Room with Venetian Chandelier
- Sitting Room on First Floor
- Lush Gardens With Lavender Bushes, Roses, Olive Groves, Vineyards
- Courtyard
- Outdoor Dining with Barbecue
- Outdoor Lounge Area
- Vegetable Garden With Organic Herbs And Produce
- Pizza Oven
- Natural Spring, Fountains, Hiking Trails, Scenic Vistas
- Historic Chapel
- 2 Fridges
- Ice Maker
- 2 Dishwashers
- Microwave





DESCRIPTION

Property 1605885707 - CAPANNORI

6 Bedrooms

Location and Surrounding Area
Set in the enchanting hills of Capannori, Property 1605885707 enjoys a privileged position in the heart of Tuscany. Surrounded by gently rolling landscapes, olive groves, and vineyards, the villa offers stunning panoramic views that stretch across the region's picturesque countryside. This tranquil location combines privacy and serenity with easy access to some of Tuscany's most celebrated towns. From here, guests can immerse themselves in the timeless beauty of historic villages, meandering country roads, and lush natural scenery.

Just a short drive from the villa lies the historic city of Lucca, a jewel of Renaissance architecture and Tuscan charm. Encircled by impressive Renaissance walls, Lucca is best explored on foot, wandering through its cobbled streets, elegant piazzas, and leafy promenades. The city's rich history is reflected in its churches, towers, and palaces, while its cafés and traditional restaurants offer the perfect opportunity to savour local wines and rustic Lucchese cuisine made with fresh produce from the surrounding countryside.

A few kilometres away, the city of Pisa awaits, famed worldwide for its iconic Leaning Tower. Beyond this architectural marvel, Pisa reveals a wealth of treasures, from the exquisite Baptistery and the monumental Camposanto in Piazza dei Miracoli to charming riverside walks and historic squares such as Piazza dei Cavalieri. Visitors can admire elegant palaces, artistic exhibitions at Palazzo Blu, and the unique atmosphere of a city where history and contemporary life coexist harmoniously.

For those seeking sun, sea, and sophistication, the coastal towns of Viareggio and Forte dei Marmi are within easy reach. Viareggio boasts a long palm-lined seafront promenade, private beaches, and refined Art Nouveau architecture, while Forte dei Marmi has long been synonymous with luxury and elegance, offering designer boutiques, exclusive hotels, and magnificent villas. Both destinations combine the allure of the Mediterranean coast with the charm of Tuscan culture.

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The Property
Set in the serene countryside of gently rolling hills, Property 1605885707 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany. Once owned by one of the most noble families in the region, this magnificent 17th-century villa has been recently restored while preserving the charm of a traditional Tuscan farmhouse. Combining modern comfort with tranquillity, Property 1605885707 can accommodate up to 12 guests, featuring 6 double bedrooms and 5 bathrooms spread over two floors.

Immersed in a lush garden filled with lavender bushes and roses, the villa boasts a magnificent swimming pool and a paved poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. Offering a calm and peaceful atmosphere, the poolside area represents an idyllic spot for basking in the sun and enjoying moments of relaxation with a good book and a glass of prosecco. The garden also features a generous al fresco shaded dining area with a barbecue for up to twelve people.

Nestled in the rolling hills of Tuscany, the lush gardens and surrounding forests make this property the perfect escape. The villa is set within 14.5 acres of land, including olive groves, vineyards, a natural spring, fountains, hiking trails, and scenic vistas. Property 1605885707 also boasts a vegetable garden with organic herbs and produce, and a historic chapel original to the property. Following a recent renovation, all outdoor lounge areas feature wicker sofas, including the pool area, the lounge area, and the outdoor dining area.

Flooded with natural light, the ground floor comprises a spacious living room with a fireplace, flat-screen satellite TV, and comfortable sofas. As evening falls, gather around the fireplace and enjoy a glass of local wine with your fellow guests. On the same floor, you will also find a generous dining room with a large table and Venetian chandelier, and a fully equipped Tuscan kitchen opening onto the courtyard, complete with an al fresco dining area. The ground floor also houses a laundry room and a guest bathroom.

Offering an exquisite blend of period charm and modern comfort, the ground floor features a bright double bedroom with an en-suite bathroom with shower. Accessed by a short flight of steps, the first floor houses a sitting room overlooking the pool and garden, a comfortable double bedroom with pool views, three double bedrooms with garden views, and a bright double bedroom overlooking the courtyard. On the same floor, there are also two shared bathrooms complete with a bathtub and a separate shower stall.

The villa underwent several improvements in 2023: all bedroom mattresses were replaced, high-quality bed linen was introduced, a new air conditioning system was installed in the living areas and kitchen on the ground floor, and all kitchen appliances were fully renovated, including two fridges, an ice maker, two dishwashers, a new professional kitchen, a microwave, and new furniture and dishware. The heating system was completely overhauled. The villa also features air conditioning in each bedroom and Wi-Fi throughout.

PHOTOS























































































