

Property 1708344375



Number of beds: 12
Bedrooms: 6

Bathrobes and Slippers
Only bathrobes are available for guests.

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed
Pets are allowed upon request at an additional cost of € 50 per pet.

Air Conditioning Throughout
Included in the rental price.

Air Conditioning In The Bedrooms
Included in the rental price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
A safe is available in every room.

Crib

Available For Events
Upon request, the villa is available for weddings and any type of ceremony.

Stereo system and DVD

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

The maximum distance from the city centre is 1.5 km
The villa is 800 metres from Lustignano.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
6 Double bedrooms.Ground floor:1 Double bedroom with a king-size bed (300x300).1 Double bedroom with a king-size bed.Upper floor:3 Double bedrooms with standard beds.1 Double bedroom with a French bed.

Bath amenities
Available in all bathrooms. Includes shampoo, conditioner, shower gel, body lotion, and hand soap.

Butler

Gym

Parking Space
Outdoor parking within the property, accommodating up to 25 cars. Included in the price.

Table Tennis

Swimming Pool
5 x 10 m.Depth: 1.20 m.Outdoor pool heating is not included in the price.

Indoor Pool
1.80 x 6 m.Depth: 1.50 m.Indoor pool heating is included in the price.

Heating
Underfloor heating. Included in the rental price.

Heated Pool
Indoor pool heating is included in the price, while outdoor pool heating is not included.

High Chair

Concierge Service
Concierge service available 24/7 via WhatsApp. Included in the price.

Smart TV

SPA
Wellness area with a heated indoor pool, complete with hydro massage, chromotherapy, and a countercurrent swimming system.

Pool Table

Mattress topper

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 della Pieve is 93 km from Pisa Galileo Galileo Airport, 147 km from Florence Amerigo Vespucci Airport, 193 km from Perugia San Francesco d'Assisi Airport, and 235 km from Bologna Guglielmo Marconi Airport. The property is just 800 m from Lustignano, where all essential services can be found. The property is 23 km from Pomarance, 38 km from Bolgheri, 47 km from Volterra, 71 km from San Gimignano, 78 km from Siena, 98 km from Pisa, and 114 km from Florence.

FEATURES

- 6 Double Bedrooms
- 6 En-Suite Bathrooms
- Infinity Pool
- Furnished Poolside Area
- Open-Plan Kitchen, Dining Area, and Lounge
- Heated Indoor Pool
- Wellness Area with Turkish Bath and Relaxation Zone
- Cinema Room
- Modern Gym
- Travertine Patio
- Outdoor Kitchen and Bar Area
- Outdoor Dining and Lounge Area
- Helipad
- Manicured Gardens
- Walking Paths
- Use of Geothermal Resources
- Air Conditioning Throughout





DESCRIPTION

Property 1708344375 - LUSTIGNANO, POMARANCE

6 Bedrooms

Location and Surrounding Area
Set in the heart of the Tuscan hills, Property 1708344375 offers a peaceful retreat in the Val di Cecina with stunning views at 390 metres above sea level. Close to the charming village of Lustignano, the property is ideally located for exploring nearby gems like Volterra, the Etruscan Riviera, and the renowned wineries of Bolgheri. Guests can enjoy scenic trails for hiking and biking, while Florence, Siena, and Pisa are within reach for memorable day trips.

The charming village of Lustignano, the closest to the property, offers a glimpse into authentic Tuscan life with its quaint streets and peaceful atmosphere. Nearby, the larger town of Pomarance serves as a vibrant hub in the Val di Cecina, renowned for its scenic landscapes and rich cultural heritage. Pomarance boasts historic architecture, lively markets, and a unique geothermal area, including the fascinating "Devil's Valley" (Valle del Diavolo), where natural steam vents create a surreal landscape.

Bolgheri, a picturesque village in the heart of the Tuscan countryside, is renowned for its world-class wineries and timeless charm. The iconic cypress-lined avenue leading to the village sets the tone for its enchanting beauty. Once inside, visitors can explore cobbled streets, historic buildings, and cosy trattorias offering local delicacies. Bolgheri is also the birthplace of some of Italy's most celebrated wines, including the prestigious Super Tuscans, making it a must-visit destination for wine enthusiasts.

Volterra, a jewel of Tuscany, is a town steeped in history and surrounded by breathtaking landscapes. Known for its Etruscan origins, medieval architecture, and alabaster craftsmanship, it offers visitors a unique journey through time. The impressive Piazza dei Priori, the Roman Theatre, and the ancient Etruscan walls are just some of its highlights. Volterra's atmospheric streets are lined with artisan shops, quaint cafes, and restaurants serving authentic Tuscan cuisine.

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The Property
Nestled in the enchanting hills of Tuscany, Property 1708344375 offers a stunning blend of history, elegance, and modernity. This unique property, located in the charming village of Lustignano, combines centuries of tradition with contemporary design. A beautifully restored medieval gem originally dating back to the 13th century, Property 1708344375 provides a luxurious retreat with an atmosphere of timeless charm. The villa features 6 beautifully appointed double bedrooms, accommodating up to 12 guests.

Set in the beautiful Val di Cecina, the property offers panoramic views at 390 metres above sea level. The 30-hectare estate features walking paths, manicured gardens with roses, lavender, citrus groves, and olive trees. Four gazebos are scattered around, including one with an outdoor kitchen and bar. The south-facing infinity pool, just 20 metres from the main building, can be reached by staircase or a path through the lawn. It offers sun loungers, shaded areas, and a travertine patio. An exclusive helipad adds convenience.

Inside, the property combines old-world charm with modern luxury. The interiors maintain their rustic character with original exposed wooden beams, stone walls, and high ceilings while offering modern conveniences. The main living area features an impressive circular suspended fireplace and a grand

dining table crafted from a single wooden trunk, set in a space that was once the original church. This leads to a spacious open-plan kitchen, dining area, and lounge with direct access to the outdoor spaces.

The villa accommodates 12 guests in 6 double bedrooms, including a master bedroom with a king-size bed and a cast-iron fireplace, and an en-suite bathroom with a bathtub and shower. The other five bedrooms have private bathrooms, one with a bathtub. Two bedrooms and two bathrooms can be combined to create a family suite, with a door in the corridor that separates them from the others. The property also includes air conditioning throughout, a cinema room with Alexa, Sky access, outdoor speakers, and a pool table.

A modern gym and wellness area with a heated indoor pool, complete with hydro massage, chromotherapy, and a countercurrent swimming system, offers the ultimate in comfort. The waters of our indoor pool are naturally warm thanks to geothermal energy, sourced from the depths of the Earth, with heat provided by the magma of the deepest layers. Property 1708344375 embodies sustainable living and historical charm, using local geothermal resources while prioritising environmental care.

PHOTOS























































































