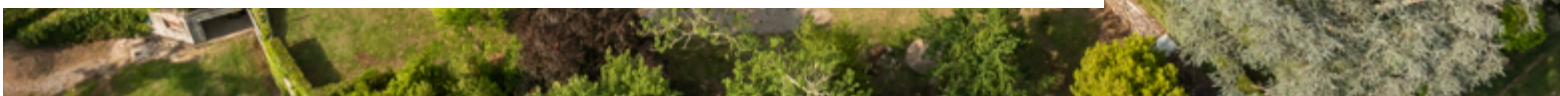




Property 1768924544



Number of beds: 16
Bedrooms: 8

Bathrobes and Slippers

Bathrobes for adults are provided, but slippers are not included.



Air Conditioning In The Bedrooms

Air conditioning is available in all bedrooms, but not in the common areas. Included in the price. Please do not leave windows open when the air conditioning is in use.



Hair Dryer In The Bathrooms



Barbecue



Fireplace

Safe

Available in 7 out of the 8 bedrooms.

Crib



Stereo system and DVD



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

La proprietà dista circa 3 minuti in auto e 20 minuti a piedi da Fattoria Al Dotto e circa 8 minuti in auto da Tenuta Maria Teresa. Per entrambe è vivamente consigliata la prenotazione.



Dishwasher

Washing Machine

Mattress sizes and bed dimensions

First floor: Bedroom 1: double bedroom with an antique bed (152x216 cm). Bedroom 2: twin room (beds 80x195 cm) or double (160x195 cm), connected to Bedroom 1 via a shared corridor. Bedroom 3: double room with a fixed bed (170x195 cm). Bedroom 4: twin or double room (180x200 cm). Bedroom 5: double bedroom with a fixed bed (180x200 cm). Bedrooms 3 and 5 are additionally connected by a small passage. Second floor: Bedroom 6: double bedroom with a fixed bed (183x195 cm). Bedroom 7: quadruple room with four single beds (two beds 80x195 cm, one bed 92x200 cm, one bed 80x183 cm); three beds are suitable for adults, while the shorter bed (183 cm) is suitable for a child up to around 12 years old or a shorter adult. Bedroom 8: twin room (beds 90x200 cm) or double bedroom (180x200 cm), complemented by a single sofa bed (80x190 cm) suitable for one child or one adult. Please note that, although the beds can accommodate up to 19 people, the maximum number of guests is still 16.

Bath amenities

Initial supply.

Nearby

The villa is 7 km from Lucca.

Parking Space

Parking within the property for approximately 6 cars. Included in the price.

Table Tennis

Swimming Pool

5 x 25 m. Profondità: da 1,20 a 3,00 m. È presente una zona con accesso graduale all'acqua, con profondità di circa 20 cm, ideale per bambini molto piccoli.

Heating

Heating via radiators is included up to 20°C.

High Chair

Concierge Service

Concierge service included in the price. Guests may contact the concierge by phone, email, or instant messaging at any time, except during the night hours (unless there is a genuine emergency). The concierge is not on site during guests' stay, except upon arrival for check-in and welcoming.

Housekeeping

Pulizie giornaliere (dal lunedì al sabato, esclusa la domenica; dalle 14:30 alle 17:30 circa). Inclusive nel prezzo.

Smart TV

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 Estate is 40 km from Pisa Galileo Galilei Airport, 78 km from Florence Amerigo Vespucci Airport, and 160 km from Bologna Guglielmo Marconi Airport. The villa is 7 km from Lucca, 22 km from Pisa, 23 km from Viareggio, 39 km from Forte dei Marmi, 39 km from Montecatini Terme, 53 km from San Miniato, 88 km from Florence, 115 km from Cinque Terre, 150 km from Siena, and 161 km from Bologna.

FEATURES

- 8 Bedrooms (4 Doubles + 2 Twin/Doubles + 1 Quadruple Room + 1 Twin/Double with a Single Sofa Bed)
- 7 Bathrooms (4 En-Suite + 3 Shared) + 1 Guest Bathroom (Near the Kitchen)
- 25-Metre Swimming Pool
- Fully Equipped Kitchen
- Breakfast Room with Fireplace
- Entrance Hall
- Open-Plan Living Room (Ground Floor)
- Study (Ground Floor)
- Formal Dining Room
- Central Corridor and Staircases Connecting All Floors
- First-Floor Central Hall
- Second-Floor Open-Plan Living Area with Sofas and Armchairs
- Vast Library with Thousands of Books in Multiple Languages
- Breakfast/Dining Area on the Second Floor
- Extensive Outdoor Dining and Lounge Area Beneath a Horse Chestnut Tree
- Approximately 3 Hectares of Fully Fenced Gardens
- Vineyards And Olive Groves Surrounding the Property
- Winding Walking Paths Throughout the Estate
- Shaded Lawns with Lime and Horse Chestnut Trees
- Large Outdoor Mattonato Terrace for Dining and Entertaining



DESCRIPTION

Property 1768924544 - LUCCA

8 Bedrooms

Location and Surrounding Area

Property 1768924544 is set on the gentle hills north-west of Lucca, in a wonderfully peaceful position that feels private yet not isolated. From its elevated setting, the villa enjoys beautiful open views across the Serchio river plain, a landscape that has remained largely unchanged over time. Around the property, vineyards, olive groves and rolling hills create a classic Tuscan backdrop, with only a few distant houses in sight, enhancing the sense of tranquillity. At the same time, Lucca is just a short drive away.

The area surrounding Property 1768924544 offers a rich blend of culture, history and authentic Tuscan charm. Just a short drive away lies the elegant city of Lucca, renowned for its perfectly preserved Renaissance walls, atmospheric cobbled streets, and beautiful piazzas. Here guests can enjoy leisurely walks or bike rides along the tree-lined ramparts, explore historic churches such as San Michele in Foro and San Martino, or simply relax in one of the many cafés that bring the city to life.

Beyond Lucca, the surrounding countryside opens up to some of Tuscany's most iconic landscapes. The rolling hills of the Lucca plain are dotted with olive groves, vineyards and traditional farmhouses, offering countless opportunities for scenic drives, wine tasting, and discovering small villages where time seems to stand still. The nearby Garfagnana region provides a more dramatic natural setting, with mountains, forests and medieval hamlets ideal for hiking and outdoor exploration.

For those wishing to explore further afield, Property 1768924544 is perfectly positioned for day trips to some of Tuscany's most celebrated destinations. Pisa, with its famous Leaning Tower and Piazza dei Miracoli, is within easy reach, as are the cultural treasures of Florence. The Versilia coast is also nearby, offering sandy beaches, stylish seaside resorts such as Forte dei Marmi, and excellent seafood restaurants overlooking the sea, all easily accessible for a memorable day by the sea.

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The Property

Property 1768924544 is a late 19th-century villa set on the first hills north-west of Lucca, offering a rare opportunity to retreat into a private paradise while within easy reach of the city. Rich in history, Property 1768924544 is a true family residence that has been cherished for three generations, a heritage that can be felt throughout every room. Featuring 8 bedrooms, Property 1768924544 can accommodate up to 16 guests. Please note that, although the beds can accommodate up to 19 people, the maximum number of guests is still 16.

Surrounded by approximately three hectares of fully fenced gardens, Property 1768924544 is embraced by vineyards and olive groves, with only a few distant houses visible on the surrounding hills. The setting ensures privacy and intimacy, enhanced by the thoughtful layout of trees and planting. Winding paths lead through the grounds, allowing long walks without leaving the estate's gates. At the heart of the garden lies a 25-metre swimming pool, set on a generous green terrace and framed by bamboo and ancient oaks.

Arranged across three levels, the villa unfolds with an elegant sense of space and tradition. The kitchen and dining room open directly onto the lawns, creating a seamless connection between indoor and outdoor living. In front of the kitchen and dining areas, a shaded outdoor mattonato beneath a majestic

horse chestnut offers an enchanting setting for aperitifs, lunches and evening dinners, while the surrounding limes and horse chestnuts provide natural shade over the wide lawns.

On the ground floor, two small staircases lead to the entrance hall, from which all principal rooms are accessed. To the left lies a spacious open-plan living room furnished with armchairs and large sofas, while to the right there is a study with a sofa. This level also includes a formal dining room with a large table, a fully equipped kitchen, a guest bathroom, and a welcoming breakfast room featuring a fireplace, armchairs and a small dining table, ideal for more informal meals. A corridor connects to the upper floors.

The first floor is arranged around a central hall leading to the bedrooms. Bedroom 1 is a double bedroom with an antique bed (152x216 cm). Bedroom 2 is a twin room (beds 80x195 cm) or double (160x195 cm), connected to Bedroom 1 via a shared corridor; both rooms share Bathroom 1, equipped with both a shower and a bathtub. Bedroom 4 is a twin or double room (180x200 cm) with an en-suite bathroom with shower, offering added comfort and privacy.

Still on the first floor, Bedroom 3 is a double room with a fixed bed (170x195 cm), accessed via a small corridor leading to a compact en-suite bathroom with shower. Bedroom 5 is also a double bedroom with a fixed bed (180x200 cm), similarly with a small en-suite shower bathroom accessed via a corridor. Bedrooms 3 and 5 are additionally connected by a small passage, which leads to a larger shared bathroom with bathtub, ideal for relaxing moments.

The second floor features a large open-plan living space with sofas, armchairs, skylights flooding the room with natural light, and breakfast or dining tables. Bedroom 6 is a double bedroom with a fixed bed (183x195 cm) and an en-suite bathroom with shower. Bedroom 7 is a quadruple room with four single beds (two beds 80x195 cm, one bed 92x200 cm, one bed 80x183 cm); three beds are suitable for adults, while the shorter bed (183 cm) is suitable for a child up to around 12 years old or a shorter adult.

Still on the second floor, Bedroom 8 is a twin room (beds 90x200 cm) or double bedroom (180x200 cm), complemented by a single sofa bed (80x190 cm) suitable for one child or one adult. It can therefore accommodate two adults plus a third adult or a child on the sofa bed. Bedrooms 7 and 8 share a bathroom with bathtub, accessed via a shared corridor, completing this beautifully arranged top floor, designed for both comfort and flexibility.

PHOTOS















