

Villa Mesco

Region: Liguria **Sleeps:** 9

Overview

Situated on a secluded hilltop in the Ligurian countryside, overlooking the Mediterranean Sea and near the Tuscan border, Villa Mesco is a perfect getaway. This classic country home offers true relaxation, nestled amongst lush greenery in an elevated position with spectacular panoramas of Liguria's hills and the golden coastline.

Villa Mesco fabulously combines some of the privacy and seclusion of the countryside with easy access to go out and enjoy local niceties, only 2km from the charming town of Levanto. Also located on a walkway perfect for exploring Cinque Terre National Park, the villa enjoys an ideal starting point for discovering the fascinating UNESCO heritage site. With its own private panoramic pool and outdoor terraces overlooking the sea, sit back and unwind in the sunshine after a day of walking and exploring the area.

Experience a warm and inviting ambience throughout the villa. The property's original features and traditional style have been sensitively restored to retain unique charm and character. Traditional touches are wonderfully fused with modern facilities, making Villa Mesco an authentic and delightful holiday home. The rustic interior, wooden beams and cobblestone wall provide a restful and comforting atmosphere to relax and make yourself at home.

A maximum of 9 guests can be accommodated at Villa Mesco across five bedrooms, with several cosy spaces to socialise and spend quality time with family and friends. Homely sitting and dining areas and well-equipped kitchen spaces can be found through the main entrance and on the lower floor. With an outdoor terrace on every level of the grounds, guests have a choice of serene areas to enjoy time admiring the scenery and indulging in the sea breeze and sunshine.

Covered in green vines, the charming lower-floor terrace offers shade from the sun and has a large dining table, making it the ideal space for al-fresco dining. From here, overlook the swimming pool, enjoy the Mediterranean flowers and their summer aroma, and admire the 180-degree views of the sea below. Outdoor lighting on the terraces invites guests to dine and enjoy the external space until late.

The villa is nestled in the hills of Levanto, perfect for exploring the fascinating scenery with peaceful walks and cycle rides through the countryside. Despite the remote setting, the town of Levanto is only a short distance away to enjoy local restaurants and shops or a day at the beautiful sandy beach. Also ideally located for visiting the five coastal villages of Cinque Terre, there is plenty to explore while staying at Villa Mesco.



Facilities

Walking/Hiking Paths • Historical Sites • Wi-Fi/Internet • Villa • Air-Con • Tennis Nearby • Wine Tasting • Cycling • TV • Seaview • Boat Trips • Private Pool • Cots (Cribs) • Beach Nearby • Chef/Cook Available • Pre-Stocked Fridge Available • Catering Available • Ideal for Kids • Ideal for Teens • Pets on Request • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (280m2)

First Floor

- The main entrance to the property
- Living/dining room with a sofa, desk, TV, and dining table
- A small kitchen with hob, fridge freezer, microwave, dishwasher
- Bedroom with double bed
- Bedroom with single bed
- Bathroom with shower, sink and WC

Middle Floor

- Bedroom with twin beds and air-conditioning
- Bedroom with twin beds
- Bedroom with double bed and air-conditioning
- Two bathrooms with a shower, sink and WC

Lower Ground Floor

- Living/dining room with a sofa and dining table
- Small kitchen with hob, fridge freezer, microwave and dishwasher

Outside Grounds (70m2)

- Swimming pool (3m x 5m, max depth: 2m). Open approximately June to end- September
- Poolside sun loungers
- Terraced gardens across 3 levels
- Covered terrace with a large dining table
- Outdoor sofas and deckchairs

Facilities

- Wi-Fi
- Air-conditioning (in two bedrooms)
- Heating
- TV
- Washing machine



Location & Local Information

Villa Mesco enjoys a prime position for a relaxing retreat, standing amongst the stunning countryside scenery and close to the Tuscan border and Ligurian coast. In a panoramic point of the Ligurian hillside, the villa offers some seclusion while still only 10 minutes from the characterful town of Levanto. With a long stretch of sandy beach, local amenities, and a great range of day trips and excursions, Levanto is a popular seaside resort along the Italian Riviera.

Idyllic country walks are on your doorstep at Villa Mesco, which is situated along a walking path that is a perfect starting point for exploring the picturesque villages of Cinque Terre National Park. The walkway leads straight to the first and largest village, Monterosso al Mare, with a crystal-clear beach and traditional narrow streets to meander through.

Discover the five villages on foot and follow various exciting hiking trails for all abilities. Along the way, experience stunning scenery, spectacular sea views, and the different charms of each village. The famous route originating from the early 20th century- *Via dell'Amore*, 'The Path of Love'- connects the villages of Riomaggiore and Manarola. The trail is a paved, flat walking path for a peaceful, magical stroll along the clifftops with breathtaking sea views. Tradition reveals this path became a connection place for lovers from the two towns.

Alternatively, start in La Spezia and take a train ride or boat excursion to the Cinque Terre villages. Reachable within an hour from the villa, La Spezia has a beautiful combination of history and impressive scenery, including the waterfront, harbour, and the San Grogio castle, constructed in the 13th century. There is opportunity to explore further and into the popular Tuscan towns, such as Lucca and Pisa, just over an hour away from Villa Mesco. Take a walk along the River Arno that runs through Pisa and admire the beautiful landscape, or visit the fascinating leaning tower of Pisa constructed in the 12th century. Stroll along the medieval city walls in Lucca or enjoy people-watching in Piazza dell'Anfiteatro, surrounded by vibrant Tuscan buildings.

Local Amenities

Nearest Airport	Genova (90km)
Nearest Airport 2	Pisa (115km)
Nearest Train Station	Levanto (3km)
Nearest Village	Levanto (2km)
Nearest Town/City	La Spezia (37km)



Nearest Beach	Levanto (2km)
Nearest Restaurant	Levanto (2km)
Nearest Supermarket	Levanto (2km)
Nearest Tennis	(3km)

What we love

- Bask in the sunshine from the private panoramic pool and spacious terraced gardens at Villa Mesco
- Admire the surrounding countryside and stunning views of the ocean from the elevated hilltop position
- Villa Mesco has many original authentic features that have been lovingly restored throughout the villa, including the wooden beams and cobblestone wall
- Take advantage of the walking trails and easy access to explore the picturesque villages of Cinque Terre

What you should know...

- Guests should be aware that the villa is accessed via a walking path that is not illuminated at night. There is private parking along the street for two cars.
- The beautiful grounds are built over several terraced levels with steep steps meaning the villa is better suited to older children and guests able to manage the steps.
- The street access uphill to the villa requires special attention: the last 100 meters uphill is narrow and very steep and therefore a 4×4 vehicle is recommended.
- Air-conditioning is featured in one double bedroom and one twin bedroom on the middle floor only.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m - 7.00 p.m. Check-in outside this time may not be guaranteed and may require an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. There is private unsheltered parking along the street for two cars. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday in July and August. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights in July and August. 5 nights during all other periods.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately June to end-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** CIR: 011005-CAV-0003 CIN: IT011005B4HGP3N3EJ