

Podere Tilia

Region: Tuscany **Sleeps:** 8

Overview

Approached via a winding lane lined with cypress trees, with views of the surrounding olive groves and woodland, Podere Tilia offers you a quintessential Tuscan experience in the foothills of Monte Pisano.

The owners of this enchanting farmhouse have renovated Podere Tilia throughout, creating a fine holiday home of a high standard. You'll immediately sense the quality yet warmth as you step into the entrance hall with its dining table perfectly positioned for evenings of conversation and good wine with family or friends. The impressive lounge offers so much space with its sumptuous sofas, fireplace and huge doors opening out to the garden and views. There is a true Italian spirit across this air-conditioned living space with its ornate décor and welcoming ambience.

The first floor offers a romantic master bedroom with its stylish shower and steam room, a pretty en-suite twin/double and doors leading to a sun terrace with panoramic views. Another narrow staircase winds up to the top of the house where a charming third bedroom features exposed stone walls, wood-beamed ceilings and delightful views of Tuscan landscapes. As well as the three main bedrooms, each with air-conditioning, there is also a pull-out bed suitable for two children in a room downstairs with its own en suite bathroom, allowing the villa to sleep up to eight guests.

Set in an olive estate, you can blissfully gaze at the lovely vistas around you as you relax by the private pool or enjoy long meals by the pizza oven and barbecue in the characterful al-fresco dining area.

Wander down through the olive groves and woodland to reach the local village with its grocery shop and a handful



of restaurants or follow one of the many forest trails to discover the magnificent landscapes of Monte Pisano. This area is ideal for guests who love walking, cycling and especially mountain biking and you will also find horse-riding, rock-climbing and river rafting within a short drive.

The three incredible cities of Lucca, Pisa and Florence are waiting to be explored or spend the day on the sandy beaches of Viareggio. Discover hidden villages, charming trattorias, amazing wineries and summer festivities across the region; this part of northern Tuscany offers authentic experiences to every age.

Facilities

Hairdryer • Cycling • Tennis Nearby • Wi-Fi/Internet • Golf Nearby • Air-Con • Fishing • Historical Sites • Wine Tasting • Horse Riding • Walking/Hiking Paths • Chef/Cook Available • Rural Location • Cots (Cribs) • Private Pool • Beach Nearby • Maid Service Available • Spa Treatments Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Satellite TV • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors

Ground Floor

- Entrance hall and dining area with dining table and chairs
- Living room with air-conditioning, fireplace, satellite TV and library with doors leading to garden
- Kitchen, well-equipped including dishwasher, fridge-freezer, oven, toaster, blender, coffee machine and breakfast bar. Doors lead to terrace
- Bedroom with pull-out bed (140cm) suitable for two children and en suite bathroom with bath

First Floor

- Master bedroom with air-conditioning
- Bathroom with shower
- Double/twin bedroom with air-conditioning and guest toilet
- Access to upper sun terrace with al-fresco dining, comfortable seating and sun loungers and parasols

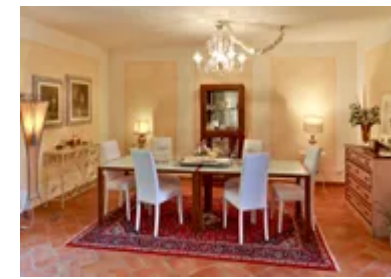
Second Floor (via small, partially open-sided staircase)

- Small double bedroom with ceiling fan, panoramic views and en suite bathroom with shower

Outside Grounds

- Swimming pool (octagonal, 8x5m, depth: 1.7m). Open approximately May to end-September
- Pool terrace with sun loungers and chairs
- Covered gazebo for al-fresco dining
- Barbecue
- Pizza oven
- Terraced gardens
- Private parking
- Fenced grounds

Facilities



- Wi-Fi
- Air-conditioning (living area and bedrooms on the first floor)
- Heating
- Ceiling fan (bedroom on the second floor)
- Satellite TV
- Hairdryers
- Washing machine

Location & Local Information

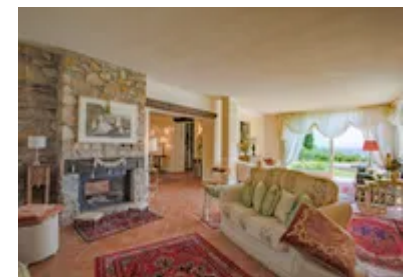
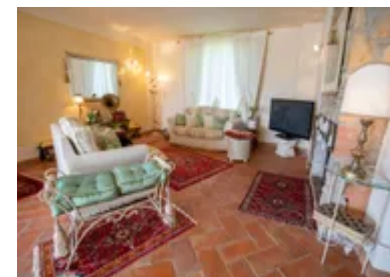
Set in the foothills of Monte Pisano in northern Tuscany, between Pisa and Lucca, Podere Tilia is surrounded by olive groves, woodland and beautiful countryside.

You can wander down through the olive trees and forests to a local village around 2km away where you will find places to eat and a grocery shop. The nearest supermarket can be found in San Leonardo (7km), or drive to the nearby town of Bientina (8km) for shops, supermarkets, restaurants and other useful amenities. Look out for the weekly market every Tuesday morning and on the fourth weekend of every month there's an antique's fair in one of the squares. If you are staying in July, check the dates of *Il Palio di Bientina*, an equestrian competition that takes place in the main square.

This is also a wonderful area for walking, hiking, cycling and mountain biking with many trails leading straight from the grounds leading to endless forests and amazing landscapes of Monte Pisano. The nearby Riserva Naturale Bosco di Tanali is a great place for a walk where you can look out for all sorts of wildlife whilst the more adventurous can hike over the hills to the local hilltop village of Buti, around 7km away, passing through enchanting woodland en route. There is also horse-riding within a ten-minute drive as well as rock climbing, water-rafting and canyoning in the region.

The villa is also ideally positioned for visiting Lucca (18km) with its city walls (for walking or cycling), beautiful churches, towers and piazzas in the old centre and many wonderful cafes, bars and trattorias serving local specialities. Heading south, Pisa (30km) is also a short drive where you can visit its famous duomo and tower but also explore the picturesque riverside and yet more excellent restaurants, many serving seafood due to its proximity to the coast.

Indeed, if you fancy spending the day at the beach then head to Viareggio (40km) with its beautiful promenade, sandy beaches and range of watersports. The town also



hosts Italy's greatest carnival in the lead up to Easter but if you can't make it then the Museo Cittadella del Carnevale is a great way to learn all about it. Heading north of Viareggio, you could even visit some of Liguria's enchanting beachside villages and towns such as Lerici (80km) and La Spezia (90km), the gateway to the Cinque Terre.

Florence is of course another exquisite city to visit, just over an hour away by car or you could catch the train from Pontedera (13km). One of the most beautiful cities in the world, explore its historic treasures and world-famous art galleries. South of Florence, the Chianti hills are filled with enchanting Tuscan villages such as San Gimignano (65km), Certaldo (60km) and Montespertoli (54km) to name just a few.

Local Amenities

Nearest Airport	Pisa Airport (30km)
Nearest Airport 2	Florence Airport (63km)
Nearest Train Station	Pontedera/Lucca (14km/18km)
Nearest Village	(2km)
Nearest Restaurant	Local village (1.5km)
Nearest Bar/Pub	Local village (1.5km)
Nearest Supermarket	San Leonardo (7km)
Nearest Town/City	Pontedera/Lucca (13km/18km)
Nearest Tennis	Bientina (8km)
Nearest Golf	Golf Montecatini (30km)

Nearest Beach	Viareggio (40km)
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What we love

- Enjoy dreamy Tuscan views of cypress trees, olive groves and woodland from your swimming pool and terraces
- The farmhouse exudes a sense of Italian grandeur, especially in the beautiful living space
- You can walk through the olive trees and forest to a village with restaurants
- In the foothills of Monte Pisano you can discover so many walking and biking trails straight from your home
- Lucca, Pisa and Florence are waiting to be explored or head to the beach with Viareggio just 45 minutes away

What you should know...

- The downstairs pull-out bed is the perfect size for two children.
- Air-conditioning is featured in the first floor bedrooms and the living room only.
- If travelling with younger guests, supervision is especially needed on the upper terrace and around some of the terraced grounds.
- When driving to the house, the last 500m is an unmade road but it's well maintained and reasonably easy to drive on.

Terms & Conditions

- **Security deposit:** €1000 charged by credit card upon arrival and refunded after full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Extra cost based on consumption, payable locally. Please enquire for further information.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 Air-conditioning is featured in the first floor bedrooms and living room only. The second floor bedroom has a ceiling fan.
 Extra bed available on request at extra cost. Please enquire for further info.
 Please note home security devices may be installed at the villa, please enquire for further information.
 The pull-out bed in the ground floor bedroom is ideal for two children.

- **Changeover day:** Saturday from mid-May to beginning-September. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €350, payable locally. 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. All other durations on request.
- **Heating costs included?:** Extra cost based on consumption, payable locally. Please enquire for further information.
- **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 towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately beginning of May 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:** CIN: IT046007C2B2HCTKTO CIR: 046007LTN0048