

# Casa Arcadio

**Region:** Tuscany   **Sleeps:** 6

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## Overview

Set in the beautiful Val di Magra (Magra Valley) which hugs the Liguria-Tuscany border, Casa Arcadio enjoys the best of a rural dwelling set in green serenity, with easy access to amenities and the beautiful Ligurian coast. This home comprises two separate dwellings for four guests, within one estate, together with expansive gardens and a pool with whirlpool.

This home emanates authentic Tuscan charm and a warmly rustic tone; subtly restored, it is brimming with local style, original architectural flair and farmhouse character. The interiors at Casa Arcadio are delightfully faithful to the original structure, with an open fireplace and simple, yet cosy adornments.

Both two storey homes are clad in local stone with timber shutters and sloping terracotta roofs. The well-maintained gardens offer a haven of stylish seclusion for effortless outdoor living. With impeccable green lawns offset with pops of vibrant colour thanks to the vividly flowering potted plants, creeping trellis and elegantly swaying poplars, this is a veritable Italian retreat, blending original farmhouse life with contemporary comfort.

For relaxed dining alfresco, there is a cool, shaded veranda and porch, wrought-iron dining furniture or poolside loungers with chic parasols for post-swim snacks. A barbecue in the balmy summer air will hit the right tone, while the pool offers both a privately secluded spot and two outdoor showers. Surrounded by rolling countryside, guests can enjoy a sense of escaping the bustle of urban life.

Casa Arcadio is nestled in a rural spot in the upper Lunigiana. Set in the Appennino Tosco-Emiliano National Park, it is ideally placed for those looking to explore the region's natural beauty. Set in the heart of the Val di Magra (Magra Valley) - a luscious green valley in the province of La Spezia; the Magra river runs through the valley and incorporates the historic towns around its basin through to the Liguria border with Tuscany at Massa Carrara.

Casa Arcadio enjoys the best of a rural setting while being just one kilometre to the local shops, amenities and restaurants, Within just an hour's drive, guests can enjoy the iconic Mediterranean towns of Portovenere (58km), as well as the flamboyantly coloured national park of Cinque Terre. La Spezia (35km) has an array of intriguing historical buildings, beautiful scenery - the port area adjacent to the Centro Storico and Porto Mirabello offers an elegant backdrop to meander and promenade. The notable cities of Pisa, Florence and Lucca are all reachable, while authentic rural scenes surround this charming home.



## Facilities

TV • Horse Riding • Watersports • Walking/Hiking Paths • Coffee Machine  
• Washing Machine • Canoeing/Kayaking • Historical Sites • Cycling •  
Wine Tasting • Fishing • Air-Con • Hairdryer • Wi-Fi/Internet • Private  
Pool • Chef/Cook Available • Cots (Cribs) • Great Value • Pre-Stocked  
Fridge Available • Transfers Available • Catering Available • Ideal for  
Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request •  
Dishwasher • Microwave • High Chair(s) • Parking Space • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa 1 (accommodates 2-4)

### Villa Interior

#### Ground Floor

- Well equipped open-plan kitchen-living room with dishwasher, microwave, toaster, coffee machine
- The open-plan living space with a double sofa bed
- Bathroom with shower

#### First Floor

- Double bedroom with en-suite bathroom with shower

## Villa 2 (accommodates 2)

#### Ground Floor

- Well equipped open-plan kitchen-living room with dishwasher, microwave, toaster, coffee machine

#### First Floor

- Double bedroom with ensuite bathroom

### Outside Grounds (2000m<sup>2</sup>)

- Swimming pool (10x5m). Open approximately June to end-September
- Lawns comprising fruit trees, potted plants and grassy areas
- Terraces with views
- Covered porch-veranda
- Dining furniture
- Poolside loungers
- Parasols
- Barbecue
- Pool lighting
- Parking for 4 cars

### Facilities

- Wi-Fi
- Television
- Air-conditioning
- Pool towels
- Washing machine
- Iron and ironing board
- Hairdryers





# Location & Local Information

Only one kilometre to the pretty local village, surrounded by the beautiful Liguria-Tuscan borders and the green, luscious Magra valley, Casa Arcadio enjoys a privileged position. With the Appenini national park on one side, the unrivalled beauty of the upper Lugiana on the other and the well-heeled Ligurian coast 40 minutes away, guests can enjoy access to some of the prettiest parts of Northern Italy.

The local village has all essential amenities from shops to supermarkets. It is known for hosting the Parish Church of Santo Stefano a Sorano; built with river pebbles, it was formerly a meeting point for pilgrims travelling along the via Francigena is now a site of archaeological interest.

The ancient town of Pontremoli is just 7 kilometres distance and was built between two rivers, with twin arched Roman bridges offer access to the town. It's known for its elegant palazzo with courtyards, porticos and stylish piazzas. The cobbled lanes leading up to the castle are flanked with stone houses and arches, with eateries and boutiques as well as a museum at the castle.

La Spezia (48km) offers beautiful historic architecture. The port area adjacent to the Centro Storico and Porto Mirabello offers an elegant backdrop to promenade, especially in the evenings when local families are out enjoying the cool air and a gelato. The "passeggiata" Costantino Morin is lined with trees and offers sublime views of the harbour.

Lerici (50km) is a beautiful harbour town that is less crowded than the popular Cinque Terre and offers tall, pastel-coloured homes, a castle, public gardens and an attractive boat-filled harbour.

Portovenere (58km) is a former fisherman's village (listed by The New York Times as one of the top 45 most beautiful places to visit on earth and one of the UNESCO world heritage sites), is considered one of the most beautiful and romantic villages in what is informally known as the 'Italian Riviera' (the Versilia coast.) The beaches of the Versilia coast provide a typically Italian seaside experience with beach clubs and beachfront bars and restaurants.

Cinque Terre (a simple 40 minute boat trip or train journey from La Spezia) is a renowned stretch of coast, offering breathtaking landscapes that hug the coastline and cliffs, the cliffside villages are painted in a myriad of vibrant tones from corals to mustards, whilst boat trips from the shore take visitors to Palmaria Island (3-minute boat trip) where hiking, swimming in clear waters and seafood restaurants can be enjoyed. The other two islands of the archipelago, Tino and Tinetto can also be reached by boat.

## Local Amenities

|                   |                        |
|-------------------|------------------------|
| Nearest Airport   | Pisa Airport (96km)    |
| Nearest Airport 2 | Genova Airport (128km) |



|                       |                       |
|-----------------------|-----------------------|
| Nearest Train Station | Pontremoli<br>(7km)   |
| Nearest Village       | (1km)                 |
| Nearest Bar/Pub       | (1km)                 |
| Nearest Supermarket   | (1km)                 |
| Nearest Tennis        | San Terenzo<br>(40km) |
| Nearest Golf          | San Terenzo<br>(40km) |

## What we love

- This tastefully restored original Tuscan farmhouse style home consists of two separate dwellings within one estate (ideal for two couples, or a family with grandparents, or parents with older children for a holiday together yet with privacy)
- Set in the Magra valley, the house is just 1 kilometre from the local village, with views of the Apuan Alps inland and the Magra river and with easy access to Lerici, the Versilia coast and the famous national park of Cinque Terre, as well as the beautiful Portovenere
- Choose optional additional services such as driver, transfers, cooking classes, bespoke tours and wine tasting
- The private pool has poolside terrace framed by shrubs

## What you should know...

- Casa Arcadio is made up of two separate dwellings, each with one double bedroom and one of the villas has a sofa-bed, therefore sleeping up to six guests in total.
- For those travelling with children, you may prefer to make use of the sofa-bed downstairs in one of the villas because each double bedroom is in a separate dwelling (note that both have stone steps internally).
- A car is highly recommended to explore the local area. Please note the villa is located in a rural area and reached via narrow, steep roads.
- 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:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 8.00 p.m. Check-in outside this time may be subject to 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. If accepted, a pet supplement of €5 per day 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. Maximum group size of twenty applies. 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Extra €150 (2025) €200 (2026) , paid in cash upon arrival and paid again at the end of the first week for 2-week stays. 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.
- **Heating costs included?:** Extra €30 per day, 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 towels included?:** Yes.
- **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:** CIN: IT045006C2XEPKMJ8T