

# I Concari

**Region:** Tuscany   **Sleeps:** 8

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## Overview

I Concari is a traditional stone-built Tuscan home set within its own pretty gardens with panoramic views of the surrounding countryside, just a short distance from the medieval walled city of Lucca and close to a small village.

Brimming with natural charm and local character, this farmhouse style home has abundant original touches, and accommodates eight guests across four bedrooms and bathrooms set over two storeys.

I Concari stands graciously within its own elegant gardens, framed with terracotta pots spilling with vibrant flowering plants, lavender shrubs with classically cloistered porch and dining pergola; the scene is set for stylish outdoor living. Guests can enjoy alfresco barbecue meals, or chef-prepared dinners under the stars, in the fragrant garden air, or simply a low-key poolside breakfast. The pool is fenced within its own terraced patio, offering beautiful views of the rolling countryside, and a fine spot to relax with a holiday read and cold drink surrounded by olive groves and green lawns. For that added touch of decadence, the indulgent feel of slipping into guest's own bubbling jacuzzi will hit the right note. Illuminated at night, the outdoor spaces are majestically executed at this lovely home.

Stepping inside, I Concari blends the best of traditional charm along with contemporary comforts; a home-from-home with all the extra attention to detail elements that make a holiday home seamless. The farmhouse style kitchen is a warmly welcoming environment for group time, with the curved brick-built ceiling and soft-wash lighting creating low-key provincial style.

With arched entrances, exposed timber beams running through to the salmon-toned living space features flagstone flooring and an open fireplace. This subtly restored home emanates authentic Tuscan style. Simple and home-like along with old-world charm by way of candelabras and ornately gilded mirrors together with antique furniture, this home has hints of classical elegance within a cosily relaxed set-up.

The bedrooms are both sedate yet chic, offering understated style, simple use of original raw materials, elegant solid timber furniture and pristine white linen; each of the four bedrooms has an en-suite bathroom. The prettily shuttered windows look onto views that are akin to a Renaissance painting.

Set with its own private estate down a gravel drive framed with olive groves and vineyards, I Concari enjoys an enviable position, enjoying both rural seclusion as well as easy access local amenities. This rustic idyll in the hills between Lucca and Pisa enjoys a veritable Tuscan setting, while the elegant beach clubs of the Versilia coast are no more than half an hour's drive.

Lucca's renowned medieval amphitheatre and 12th-century churches and the original city walls (that are, today, a pedestrianised promenade) are central attractions. The Lucca Province offers beautiful Tuscan countryside as well as proximity to key Renaissance cities (Florence 80km), whilst local



hilltop towns, stunning stretches of coastline and the Apuan Alps to the splendid Garfagnana region (mountain area in the north-west, 55km) are all within reach.

## Facilities

Weddings • Wine Tasting • Walking/Hiking Paths • Air-Con • Golf Nearby • Horse Riding • Wi-Fi/Internet • Ground Floor Bed & Bath • Historical Sites • Hairdryer • Villa • Washing Machine • Chef/Cook Available • Walk to Village • Rural Location • Cots (Cribs) • DVD • Maid Service Available • Private Pool • Cooking Classes Available • Wine-Tasting Available • Babysitting Available • Swings • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Electric Car Charger • All Bedrooms En-Suite • Satellite TV • Wine Cellar • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (287m<sup>2</sup>)

### Ground Floor

- Well equipped kitchen-dining room with microwave, dishwasher, fridge-freezer, cooker, toaster, Italian and American coffee machines and dining for 12, with garden and patio access
- Living room with fireplace and garden access
- Bedroom with king-sized bed (200cm x 180cm) and garden access. En-suite bathroom with shower, WC and bidet (no window)
- Utility room with washing machine, dryer and iron

### First Floor

- Bedroom with king-sized bed (200 x 180cm), desk and en-suite bathroom with shower, WC and bidet
- Bedroom with double/twin beds (200 x 90cm each), desk and en-suite bathroom with bathtub, WC and bidet
- Bedroom with double/twin beds (200 x 90cm each), desk and en-suite bathroom with shower, WC and bidet

## Outside Grounds (800m<sup>2</sup>, enclosed)

- Swimming pool, semi-fenced (10 x 5m, depth: 1.4 - 1.8m), open approximately May to beginning of October
- Jacuzzi hot tub (2m x 2m)
- Shower
- Barbecue and pizza oven
- Alfresco dining furniture for 10 guests
- Lawns
- Terraced porch and paths
- Gazebo
- Sun loungers
- Parking for 3 vehicles

## Additional Facilities

- Wi-Fi
- Air-conditioning (all rooms, with the exception of the



kitchen)

- Heating (bedrooms and living area)
- Televisions in first-floor bedrooms (x3)
- DVD and video player
- Ironing facilities
- Hairdryers in bathrooms (x4)
- Safes in bedrooms (x4)
- Mosquito nets in the first-floor bedrooms (x3)
- Wine cellar (wine tastings can be arranged here at an extra cost)
- Baby cot



# Location & Local Information

I Concari enjoys a semi-rural setting, surrounded by rolling countryside punctuated with olive groves and vineyards, whilst the local village is only 1 kilometre distance, where a post-office and pizzeria can be found. Another village, 3km away, has further amenities for stocking up on provisions.

Nestled between Lucca and Pisa, this stylish dwelling enjoys proximity to the beautiful northern Tuscan region, spanning the splendid Garfagnana mountains, the Apuan Alps and the Italian "riviera" (Versilia coast).

Lucca is known for its Roman amphitheatre set in the Piazza dell'Anfiteatro, as well as the archaeological remains under the twelfth-century church of Saints Giovanni and Reparata and villas and towers from the twelfth to sixteenth centuries, history lovers will be in their element. The original city walls are a pedestrian walk, that can be enjoyed at visitors' own pace; they are dotted with shaded benches offering a gelato pit-stop and excellent views. Pisa is known worldwide for its iconic white marble Romanesque leaning tower, yet also has a lively student culture as well as a bustling cafe and bar life.

Forte dei Marmi is a buzzing nightlife spot, known for its designer boutiques and trendy seaside atmosphere, as well as its premium quality marble. Forte dei Marmi also boasts a golf course. Close by, visitors can explore the Torre del Lago where Giacomo Puccini lived and wrote his operas. Today there's an open-air theatre by the lake where visitors can enjoy Puccini's operas beneath the stars

Viareggio has a 10km stretch of beach, and famous 3km long boulevard known as "La Passeggiata," running parallel to the beach dotted with gelato cafes, seafood restaurants and boutiques. The Caffè Margherita is Puccini's former haunt and remains largely unchanged. The medieval city of Pietrasanta on the Versilia coast is known for its artistic heritage, art galleries and fine dining; this stretch attracts a well-heeled International crowd and an active summer nightlife season

Florence is an hour and 20 minute's drive away, and an unmissable day trip when in this region. Fewer cities are more packed with enchanting architecture, romantic art and medieval churches brimming with frescos and candle-lit chapels, the most notable of which is the *duomo*: a cathedral with a terracotta-tiled dome engineered by Brunelleschi and a bell tower by Giotto.

## Local Amenities

Nearest Airport	Pisa (26 km)
Nearest Airport 2	Florence (75 km)
Nearest Village	(1 km)



Nearest Town/City	<b>Lucca</b> <b>(10 km)</b>
Nearest Restaurant	<b>(1 km)</b>
Nearest Bar/Pub	<b>(1.5 km)</b>
Nearest Supermarket	<b>(4.6 km)</b>
Nearest Tennis	<b>(5 km)</b>
Nearest Beach	<b>Viareggio</b> <b>(30 km)</b>

## What we love

- Traditional farmhouse style Tuscan home with pool, jacuzzi, lawns and panoramic views of the surrounding hills.
- Set in the beautiful countryside between Pisa and Lucca, only 1 kilometre from the local village.
- Additional services can be arranged such as cooking classes, wine tasting or an on hand personal chef to meet any dietary need or request, using local and fresh ingredients.
- From June 2025 villa is equipped with EV car charger (at a fee)

## What you should know...

- There are numerous stone steps across the split-level gardens and terraces.
- I Concari is set down a rural road, the last 300m being a dirt track (although well maintained).
- Air-conditioning is featured in all rooms except the kitchen.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 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, included up to 300kW. Excess charged at €0.50 per kW, payable locally.
- **Linen & towels included?:** Yes, plus mid-week change.
- **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 on request only and subject to prior arrangement with the owner and additional charges. Air-conditioning is featured in all rooms except the kitchen. 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. All other changeover days on request.
- **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:** 5 night from start of April to mid-May. 7 nights during all other periods. All other durations on request.
- **Heating costs included?:** Extra cost, 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 beginning of May to beginning of October. 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:** IT046007C23OOEQXWJ