

# Casa Taffy

Region: Tuscany Sleeps: 10

---

## Overview

With captivating views of olive groves surrounding you, as well as being close to Lucca, Pisa and Florence, Casa Taffy is a delightful holiday home for family or friends wanting to experience this alluring part of northern Tuscany.

Dating back to the 17th century, this former farmhouse has been wonderfully restored by its hospitable owner who also produces high-quality extra virgin olive oil from olive trees dotted across the estate. Recently refurbished as well, the casa offers traditionally Tuscan yet stylish interiors alongside great modern comforts such as satellite TVs in each of the five bedrooms, four en suite bathrooms and air-conditioning throughout. Impressive fireplaces, fine furnishings and an abundance of original features add character and warmth to this inviting Tuscan home.

Many summer days will be spent dining al-fresco looking out towards the glorious landscapes around you, preparing feasts in the perfectly equipped summer kitchen and barbecue. The swimming pool is just as peaceful in its verdant setting with sun-loungers dotted around the pretty terrace.

Spend yet more time relaxing by visiting one of the nine spas in the beautiful town of Montecatini Terme, just 10km away, followed by lunch with a view in the medieval hilltop village of Montecatini Alto, reached from the town by an old-fashioned funicular. Other idyllic villages close by include Pinocchio's Collodi, also home to an enchanting theme park for children, as well as Pescia and the birthplace of the great artist, Vinci.

Explore the city walls and exquisite heart of Lucca, spend time getting to know the real Pisa and travel to Florence for an unforgettable day in one of the most stunning cities



of the world. Even the Tuscan beaches are within striking distance or cross the border into Liguria and the famous Cinque Terre National Park for another remarkable day out. That's if you can bear to leave your rural idyll and the romantic surroundings of your charming Tuscan home.

## Facilities

Walking/Hiking Paths • Horse Riding • Historical Sites • Golf Nearby • Air-Con • Tennis Nearby • Wine Tasting • Private Pool • Cycling • Special Offer • Ideal for Teens • Cots (Cribs) • Has Discount • Maid Service Available • Heated Pool • Pets on Request • Chef/Cook Available • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • DVD • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Casa Interiors

### Ground Floor

- Entrance hall
- Open-plan living and dining room (34m<sup>2</sup>) with fireplace and large dining table
- TV room with fireplace
- Kitchen, newly refurbished and well-equipped including dishwasher, fridge, freezer, oven, microwave, blender, toaster and coffee machine. Dining table and doors leading to garden
- Guest WC and laundry room
- Bedroom (23m<sup>2</sup>) with double bed (1.7x2m) and en suite shower room (fully accessible bedroom)

### First Floor

- Bedroom (20m<sup>2</sup>) with double bed (1.6x2m), TV and en suite shower room
- Bedroom (22m<sup>2</sup>) with twin beds (0.85x1.9m), TV and en suite shower room
- 2-bedroom family suite (46m<sup>2</sup>). One bedroom with twin beds (0.85x1.9m) and fireplace, leading through to second bedroom with double bed (1.6x1.9m). En suite bathroom with jacuzzi bath and shower attachment

## Outside Grounds

- Solar-heated swimming pool (12m x 6m, depth: 1.5m). Open approximately May to October\*
- Pool house with changing room, warm shower and WC (fully accessible shower room)
- Poolside pergola and sun loungers
- Al-fresco dining area
- Annexe with indoor summer kitchen and BBQ
- Garden lighting
- Outdoor fitness area
- Fenced gardens/grounds (slopes/unprotected drops in places)
- Parking

\*The pool area has been made accessible for guests with mobility restrictions. Please enquire for more info.

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Fireplace
- TV and DVD player
- CD player
- Library with English books
- Table tennis
- Outdoor fitness area
- Hairdryer
- Mosquito nets
- Alarm system



- Video surveillance (can be switched off)
- Washing machine and dryer

## Location & Local Information

In a beautiful part of northern Tuscany, perfectly located between Florence and Pisa and just half an hour from Lucca, Casa Taffy enjoys wonderful views of the Valdinievole towards the enchanting spa-town of Montecatini Terme.

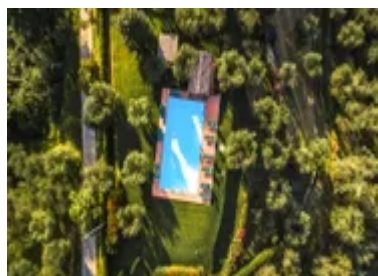
You are surrounded by hills covered in olive trees so typical of this region. Indeed, the owner produces his own extra virgin olive oil using traditional methods, thus creating a high quality product. It's around 4km to the local village which is made up of a collection of picturesque and historic hamlets as well as useful amenities in the main part such as restaurants, cafes, shops and a supermarket.

Montecatini Terme (10km) is a delightful town to visit with its historic fountains, impressive architecture and fashionable shops. There are nine thermal spas across the town which can be found in beautiful buildings and one of the reasons for the town's popularity. The medieval village of Montecatini Alto is another place of beauty. Visit via the old-fashioned funicular – it's a great spot for lunch and the views at the top are spectacular.

Lucca (30km) is also within easy driving distance or you could take the 30-minute train ride from the local station, about 4km away. It's an enchanting town with gorgeous cobbled lanes, exquisite squares and of course the historic city walls, not to mention the wonderful shops, bars and restaurants.

Other local villages to explore include Vinci (28km), the birthplace of Leonardo da Vinci and Collodi (12km), well-known for its associations with Pinocchio. Pescia (10km) is another gem with a great cathedral and the thermal springs at Monsummano Terme (12km) should also be on your list of possible places to visit.

Pisa (47km) can also be reached in around fifty minutes, a city with great charm and so many attractions, not just the leaning tower. Florence (58km), about an hour away by car, is also a perfect day trip with its art galleries, architecture



and ambience.

After all that sight-seeing, spend the day relaxing on the beach along the Versilia coastline with resorts such as Viareggio and Forte dei Marmi under an hour away. The most adventurous could even drive as far as La Spezia (103km), the gateway to the famous Cinque Terre National Park and also close to the romantic seaside villages of the Golfo dei Poeti.

## Local Amenities

Nearest Airport	<b>Pisa International Airport (50km)</b>
Nearest Airport 2	<b>Florence Airport (50km)</b>
Nearest Village	<b>(4km)</b>
Nearest Restaurant	<b>Local village (4km)</b>
Nearest Bar/Pub	<b>Local village (4km)</b>
Nearest Supermarket	<b>Local village (5km)</b>
Nearest Tennis	<b>Local village (4km)</b>
Nearest Town	<b>Montecatini Terme (10km)</b>
Nearest City	<b>Lucca (30km)</b>
Nearest Beach	<b>Viareggio (55km)</b>
Nearest Golf	<b>Golf Montecatini Terme (18km)</b>

## What we love

- A beautiful Tuscan farmhouse with modern touches such as air-conditioning, en suite bathrooms and more
- Enjoy al-fresco meals with glorious Tuscan views, prepared in the fully-equipped summer kitchen and barbecue
- Visit the wonderful spa-town of Montecatini Terme, just 10km away
- Lucca, Florence and Pisa are all fantastic day trips close by or head to the beaches of Viareggio in under an hour

## What you should know...

- The owner has informed us that the ground floor bedroom and also the pool house/area have been made accessible for guests with mobility restrictions. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- The estate's glorious grounds are sloping in parts, some areas with unprotected drops, please take care and supervise children at all times. The pool is also unfenced.
- The owner lives in the house next door with his own garden and entrance. He is on hand for any assistance you may need during your stay.
- The pool is heated via solar panels - this increases the water temperature slightly but is dependent on weather (see the T&Cs).
- Due to the rural location of the property the internet connection might be intermittent and at an inferior speed than what you are used to.
- A car is highly recommended to explore the local area.
- 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 are installed at the villa, please enquire for further information.

# 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:** 4pm - 7pm. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** By 10am
- **Energy costs included?:** Air-conditioning/electricity is included up to 300 kWh per week, excess charged locally in cash upon consumption.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement may 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. 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 are installed at the villa, please enquire for further information. The pool is not fenced, so children should be supervised when outdoors. Please note that the use of any external caterers and/or contractors is not permitted. A cot and a highchair are available upon request, a fee might be required, please enquire for more details.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Outdoors only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** No. Extra cost based on consumption, payable locally in cash.
- **Pool heating charge?:** No. Solar pool heating. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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?:** Included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to 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.