Santa Gemma

Region: Tuscany **Sleeps:** 32

Overview

Immerse yourself in a quintessential Tuscan experience at this splendid 17th century home where you will be welcomed with open arms by the passionate owners who have restored this villa with Italian charm and grace.

Santa Gemma dates back to the 1600s when a noble family bought the villa as their summer residence, then in the 19th century it was gifted to monks who altered the rooms and attached a school and church to the house. Its current owners have spent many years overseeing the careful renovation of this grand villa, bringing it back to its former beauty, even hiring an artist from Florence to restore the 18th century frescoes which can be found in some of the wonderful rooms.

Of course, no expense has been spared to introduce 21st century luxuries such as complimentary Wi-Fi, mini-bars and robes in the bedrooms and beautiful bathrooms, many with contemporary rain showers. In the main villa there are eleven air-conditioned bedrooms upstairs, most en suite, including five duplex suites with their own living area, sumptuous bedroom and two bathrooms! A lift for luggage, an equipped study and an outdoor fitness area are just some of the other added features that are sure to impress.

Relax in the elegant living room, create feasts in the perfectly equipped kitchen and serve under the fresco-painted ceiling of the grand dining room. Much of the ground floor also opens up to the 19th century formal gardens. Views of olive groves, vineyards and the distant mountains are breathtaking or you may just find yourself distracted by the aromas of citrus and herbs as you explore the paths leading to ornate lawns, fruit trees and pretty places to sit in solitude. The setting of the swimming pool is simply sublime with jasmine and roses trailing over the traditional stone walls.

The owners in 2022 have added a charming two-storey annexe offering five additional bedrooms, three of them junior suites with their own bathrooms, as well as a large dining room and gym.

It's also a picture-perfect wedding venue, not just because of the glorious gardens ideal for a summer ceremony and marquee or the *limonaia* which can be transformed into a magical dining room. A reception can alternatively be hosted in the grand surroundings of the villa itself and the adjoining chapel adds to the romantic ambience of this special venue.

Set within walking distance to a handful of shops and restaurants, the location is superb with the enchanting town of Lucca just 11km away, Pisa and Florence also within striking distance as well as a wealth of medieval villages close by. Visit magical Collodi (the home of Pinocchio's author) or the birthplace of Leonardo da Vinci, followed by sunny beach days at Viareggio or even as far as the Ligurian coast.

Whether a family holiday or a once in a lifetime event, Santa Gemma offers









Italian beauty, character and historic charm and allows you to explore this captivating part of northern Tuscany and beyond.

Facilities

Air-Con • Ideal for Parties • Cycling • Private Pool • Ideal for Kids • Tennis Nearby • Wine Tasting • Historical Sites • Golf Nearby • Romantic • Walk to Village • Walking/Hiking Paths • Weddings • <1hr to Airport • Catering Available • Horse Riding • Special Offer • Maid Service Included • Ideal for Teens • Cots (Cribs) • Marquee Hire Permitted • Has Offer • Chapel on Site • Has Discount • Heated Pool • Pets on Request • Licensed for Marriage • Outdoor Ceremony • Flexible Catering Options • Walk to Restaurant • Wi-Fi/Internet • Allow Fireworks • No Corkage • Rural Location • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Lift • DVD • Gym/Fitness Room • Safety Deposit Box • Satellite TV • Outdoor Games • Heating • Conference Facilities • Caretaker/Owner on Site • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Board games • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

1) 11 bedrooms only - the annexe will be closed (22-person price)
2) 16 bedrooms (32-person price)

Villa Interiors

Ground Floor

- Large living area with chairs, sofas, satellite TV, DVD player and music system. Doors leading to garden
- Dining room with large table
- Study with desk, PC, printer and copier
- Professional kitchen, fully-equipped including dishwasher (x2), fridge, freezer, oven, stoves (x2), kettle, microwave, blender, toaster and coffee maker. Doors leading to garden
- Laundry room
- Pantry
- 2 x guest WCs (one fully accessible)

First Floor (via lift or stairs)

- Bedroom (20m2) with double/twin bed (180x190cm) and en suite shower room with open shower. Suitable for guests with restricted mobility (using lift). Connecting door to below suite.
- Suite (60m2) with living area, sofa-bed, mini-bar, wardrobe area with safe and bathroom with bath, hand-held shower and WC. Upstairs (open-tread) to partially mezzanine-level with king-size double/twin bed (200x190cm), desk, mini-bar and en suite shower room with WC. Living area connects with above bedroom.
- 3 x further suites (60m2) with living area, sofa-bed, mini-bar, wardrobe area with safe and bathroom with bath, hand-held shower and WC. Upstairs (open-tread) to partially mezzanine-level loft bedroom with king-size double/twin bed (200x190cm), desk, mini-bar and en suite shower room with WC.
- Suite (60m2, via steps from hallway) with living area, sofa-bed, mini-bar, wardrobe and bathroom with shower and WC. Upstairs (open-tread) to partially mezzanine-level loft bedroom with twin beds (115cm wide), mini-bar and en suite shower room with WC.

Second Floor (via lift or partially open-tread stairs)

- Bedroom (25m2) with double/twin bed (180x190cm) and en suite bathroom with small bath, hand-held shower and WC
- Hallway with living area
- Bedroom (40m2) with king-size double/twin bed (200x190cm), balcony with garden view, walk-in wardrobe and small study area with desk, en suite bathroom with bath, hand-held shower, WC and separate shower cubicle
- Bedroom (40m2) with king-size double/twin bed (200x190cm) and bathroom with bath, hand-held shower and WC
- Bedroom (24m2) with double/twin bed (180x190cm)
- Bedroom (20m2) with double/twin bed (180x190cm)
- Bathroom with corner bath (with shower above), WC and two wash basins (shared between above two bedrooms)

Annexe Interiors









Ground Floor

- Large dining room (can seat up to 80 people for events)
- Kitchen, professionally equipped
- Gym and jacuzzi

First Floor

- 2 x bedrooms with shared bathroom
- 3 x junior suites with en suite bathroom

Outside Grounds

- Heated swimming pool (14x6m, depth: 1.4m) open approximately April to October. Heated on request (in advance). Fenced surroundings
- Al-fresco dining area
- Barbecue
- Lawns
- Walled formal gardens with fountain
- Lemon and grapefruit trees
- Outdoor fitness area
- Garden toys
- Reception room (for meetings and/or events, charges apply)
- Fenced grounds
- Parking

Facilities

- Wi-Fi
- Air-conditioning (bedrooms)
- Heating
- Fireplace
- Lift (for luggage)
- PC, printer and copier
- Telephone
- Satellite TVs with English speaking channels
- DVD player
- CD player and stereo
- Alarm clock
- Mini-bars
- Robe and slippers
- Safes
- Hairdryers
- Mosquito nets
- Games
- Outdoor fitness area
- Gym and jacuzzi (only if booking annexe)
- Garden toys
- Ironing facilities
- Washing machine and dryer

Location & Local Information

Just 11km north-east of Lucca and around an hours drive from Florence, Santa Gemma enjoys a fantastic location for exploring this enchanting part of northern Tuscany and beyond.

Set in formal gardens with views of olive groves, vineyards and distant mountains, you are within walking distance to a residential area/village with local restaurants and shops, including a supermarket. Also a short walk away is a fascinating late Renaissance stately home and stunning gardens where tours can be arranged.

Lucca (11km) is a beautiful town, within easy reach of Santa Gemma and once you visit you'll yearn to return. The city walls are amazing to explore, walking or cycling along the paths, stopping off for shady picnics or playgrounds before heading into the heart of the historic centre to discover authentic restaurants, inviting gelaterias, lovely shops alongside enchanting squares and exquisite architecture.

A little further south, Pisa (30km) is also a brilliant city to explore, not just because of the Leaning Tower but also the charming and vibrant atmosphere by the riverside. Of course, the historic and artistic treasures of Florence (77km) are also within striking distance, the perfect day for sight-seeing or simply soaking up the ambience in the bars and *trattorie* of this glorious city.

A little closer to home, organise a treatment in the spa-town of Montecatini Terme (20km), also home to some superb boutiques or visit the birthplace of the great artist, Leonardo da Vinci, in the delightful village of Vinci (40km). The pretty village of Collodi (10km) is also worthy of a visit, especially for families who will adore the magical theme park, Pinocchio Park.

Those who prefer outdoor activities have horse-riding within a short drive, plenty of cycling opportunities as well as wonderful walking. Lovers of wildlife should visit the incredible Tuscan wetlands, Padule di Fucecchio, around









30km south or head north towards the spectacular Apuan Alps, around an hour away, for breathtaking hiking trails.

Not forgetting watersports along the Versilia coast with the sandy beaches of Viareggio (42km) and Forte dei Marmi (50km) within an hour. For even more spectacular scenery, drive as far as the enchanting Golfo dei Poeti, including Porto Venere (105km) and La Spezia (90km), the latter being the gateway to the Cinque Terre National Park, a UNESCO World Heritage site and visited by travellers from all over the world.

Local Amenities

Nearest Airport	**Pisa International Airport (50km)**
Nearest Airport 2	**Florence Airport (68km)**
Nearest Village	**Small local village (Walking distance)**
Nearest Restaurant	**Local village (Within 1km)**
Nearest Supermarket	**Local village (Within 500m)**
Nearest Town/City	**Lucca (11km)**
Nearest Golf	**Golf Montecatini Terme (38km)**
Nearest Tennis	**Capannori (7km)**
Nearest Beach	**Viareggio (42km)**

What we love

- A stunning venue for both weddings and family holidays with its ornate Italian gardens and beautiful surroundings
- Expect a high level of service from bath robes, slippers and mini-bars in each bedroom to breakfast every morning and a welcome dinner for guests staying a week or more
- The duplex suites are superb with a living area downstairs, a sumptuous bedroom on the upper level and two en suite bathrooms!
- Restaurants and shops are within walking distance whilst enchanting and historic Lucca is just 11km away
- Visit Pisa, Florence and even the Tuscan or Ligurian coast for more wonderful days out
- A Lemon House is available at an extra fee. Please enquire for more info.

What you should know...

- There is such a wonderful range of bedrooms – check the Features for full details including the duplex suites with two en suite bathrooms!
- Air-conditioning is featured in the bedrooms only.
- The 22-person price includes eleven bedrooms and the annexe will be closed. The 32-person price includes the annexe which features a gym, jacuzzi and large dining room.
- Availability is on request only during winter months - please enquire.
- The owners live in the west-wing of the building and grounds, with their own entrance and parking area. They are always on hand if ever needed.
- If you would like the pool to be heated, then advance notice is needed as it takes a day to get to the right temperature. See "T&C" tab for full details.
- A Lemon House is available at an extra fee. Please enquire for more info.

Terms & Conditions

- **Security deposit:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to 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:** 10.00 a.m.

- **Energy costs included?:** Yes, except air-conditioning which is payable locally based on consumption.

- **Linen & towels included?:** Yes. Bath towels changed mid-week.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement 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. A cot and a highchair are available on request, subject to a supplement of €55 per week per set, payable locally in cash. Sofa-beds in the suites are available on request, starting from the 23rd guest or for groups under 22 guests - subject of an extra charge of €55 per night per guest. Availability is on request only during winter months - please enquire. 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. Extras are payable locally in cash in Euros only. In alternative Credit cards might be accepted with a + 3% service service charge which will be added to the total amount due.

- **Changeover day:** Saturday. All other changeover days on request. A Lemon House is available at an additional fee. Please enquire for more info.

- **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.

- **Other 2:** The 22-person price includes all eleven bedrooms in the villa (the annexe will be closed). The 32-person price includes the annexe and it's gym/jacuzzi - so 16 bedrooms in total.

- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost for heating and air-conditioning - €15 per day, per room payable locally in cash. credit cards or bank transfer payments are also accepted with a surcharge of 22% (VAT). 2026 - €18 per day per room

- **Pool heating charge?:** Yes, starting from €150 a day, payable locally. Pool heating must be requested in advance. 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?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, changed mid-week.

- **Pool opening dates?:** The pool is open approximately April 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.