Villa Maestosa

Region: Tuscany **Sleeps:** 14

Overview

Once belonging to a 17th century count as his summer residence, Villa Maestosa exudes history, character and charm in the most magnificent parkland, in the hills just outside of Lucca, one of northern Tuscany's most exquisite towns.

The setting of this elegant abode is quite special – ornate Italian gardens, century-old trees, a sweet-scented jasmine pergola and the sound of trickling fountains as you stroll along the paths and lawns. A stream runs into two small lakes, a perfect spot for relaxing as the swans gracefully swim by. Then of course there's the delightful swimming pool, ideal for long summer days and beautifully flood-lit at night.

Step inside and discover the unique character of each of the floors. Walk up the villa's grand steps up to the first floor living room, a place of charm and beauty with its frescoed walls and ornate furnishings. Next door the romantic music room features a piano by the balcony whilst a jacuzzi bathroom adds another touch of luxury. On this level there are three grand bedrooms, each with king-size beds, air-conditioning and en suite shower rooms.

There are four further bedrooms on the top floor, again with air-conditioning and en suite shower rooms, yet these ones more traditional in style, show-casing Tuscan character with wood-beams, old-fashioned furnishings and pretty little windows peeping out to the glorious grounds.

Finally, there's the comfortable ground floor with its dining rooms, lounge, library and Tuscan kitchen, as well as steps leading down to the cellar, a perfect place for family fun playing cards and table football whilst enjoying pizza from the wood-burning oven.









Feast with family and friends in one of the two al-fresco dining areas, perhaps prepared by the villa's chef who is available for breakfast and either lunch or an evening meal. Maid service is also included most days and there are all sorts of extras that can be arranged from cookery classes and wine tasting to personalised itineraries and private tours when exploring the local region.

Indeed, there is so much to discover across this alluring part of northern Tuscany. Start off in Lucca with its gorgeous historic centre and fascinating city walls, then visit pretty nearby villages such as Collodi, San Miniato or the spa-town of Montecatini-Terme. Pisa and Florence are also ideal for amazing day trips or head to the coast for beaches, watersports and summer lidos in Viareggio, just half an hour away.

If you are seeking Tuscan nature at its very best, explore the landscapes of Monte Pisano, head north for kayaking and hiking in Garfagna. Or simply spend time at Villa Maestosa and relax in the historic and tranquil gardens of this majestic home.

Facilities

Working Fireplace/Woodburner • Private Pool • Weddings • Ideal for Kids • Walking/Hiking Paths • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Golf Nearby • <1hr to Airport • Air-Con • Wine Tasting • Cots (Cribs) • Maid Service Included • Ideal for Teens • Marquee Hire Permitted • Licensed for Marriage • Has Discount • Has Offer • Special Offer • Chef/Cook Included • Pets on Request • Outdoor Ceremony • All Bedrooms En-Suite • Walk to Restaurant • Wi-Fi/Internet • Allow Fireworks • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Games Room • Indoor Games • DVD • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Wine Cellar • Table Football • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Board games • On-Site Concierge • High Chair(s) • Fenced Grounds

Interior & Grounds

Property Licence number 046007CAV0040

Villa Interiors

Garden Level

- Living room with TV
- 2 x dining rooms
- Office/library
- Kitchen, well-equipped including dishwasher, oven, fridge, freezer, microwave, blender, kettle, toaster and Nespresso machine

Main/First Floor

- Main living room (with doors leading to stairs to the garden)
- Music room with piano
- Small kitchenette (for staff)
- Bathroom with jacuzzi tub
- Bedroom with double bed (180x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x210cm) and en suite bathroom with shower
- Bedroom with double bed (170x210cm) and en suite bathroom with shower

Top Floor

- Living room with TV
- Guest WC
- Bedroom with twin beds (120x190cm each) and en suite bathroom with shower
- Bedroom with small French bed, mezzanine level and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with twin beds (120x190cm each) and en suite bathroom with shower

Cellar

- Games room with sofas, board games and table football
- Kitchen, well-equipped including wood-burning pizza oven
- Laundry room

Outside Grounds

- Swimming pool (22x10m, depth: 1.2-3m) with diving board and flood-lighting. Open approximately May to September and can be fenced on request.
- Outdoor shower
- Al-fresco dining areas
- Barbecue
- Italian gardens
- Gazebo









- Water features and stream
- 2 x ponds (with swans)
- Enclosed grounds with electric gate
- Parking
- Access to helicopter pad

Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Fans
- Heating
- Fireplaces (x3)
- Satellite TV
- DVD player
- Sound system
- Board games
- Table football
- Library
- Wine cellar
- Hairdryers
- Safes
- Washing machine and dryer

Location & Local Information

Just 5km from the historic town of Lucca, in the beautiful foothills of Monte Pisano, this grand villa enjoys a prime location for exploring so much of Tuscany and beyond.

Wander out to a choice of two local restaurants within walking distance whilst the nearest grocery store is only a 5-minute drive away. In the other direction, the nearest village, set in picturesque country surroundings, is around 4km by car or bike.

Guests can arrange bike hire via the owners and you also have access to a tennis court/football field at the owner's other estate, around a 5-minute drive away, available to hire on an hourly basis.

One of the first places you will be keen to visit is Lucca, a delightful town with exquisite architecture and enchanting historic walls. Spend time exploring the winding lanes, coming across charming cafes and characterful restaurants alongside magical squares, pretty churches and impressive palazzi. Walk or cycle along the city walls, coming across parks, play areas and enjoying fantastic views towards the historic heart of the town.

You are also in an ideal position for visiting the wonderful Tuscan cities of Pisa (14km) and Florence (84km). As an alternative to driving, you could take the train from Lucca or arrange a private driver and personalised itinerary.

Some of Tuscany's loveliest villages and towns are also close by such as the medieval hilltop village of Collodi (24km), beautiful San Miniato (48km) and the birthplace of the great artist, Vinci (48km). Spa-lovers should spend some time in Montecatini Terme (34km), home to nine spas and a number of lovely shops as well as stunning architecture and stunning views from Montecatini Alto, reached via an old-fashioned funicular.

Walkers can explore so much of the immediate area with Monte Pisano so close or if you prefer horse-riding there is a centre just a short drive away. The Padule di









Fucecchio (40km) is another wonderful place to explore by foot, a must for bird and nature lovers especially, whilst the spectacular scenery around Garfagna, around an hour away, can be discovered whilst hiking, rafting or kayaking.

This is also a great location for its proximity to the Versilia coast with Viareggio (30km) and Forte dei Marmi (40km) easily reached for blue-flag sandy beaches, summer lidos and watersports as well as lots of family fun.

Heading north, drive as far as La Spezia in Liguria, about an hour away by car, then catch one of the little trains into the incredible Cinque Terre National Park, a collection of idyllic villages and magnificent coastal landscapes, many connected by walking paths. The beautiful villages of the Golfo dei Poeti, from Lerici to Porto Venere, are also stunning places to visit.

Local Amenities

Nearest Airport	**Pisa Airport (18km)**
Nearest Train Station	**Lucca (5.5km)**
Nearest Restaurant	**(Within 1km)**
Nearest Village	**(3-4km)**
Nearest Bar/Pub	**(3-4km)**
Nearest Supermarket	**Grocery store (3.5km)**
Nearest Town/City	**Lucca (5km)**
Nearest Tennis	**On owner's second estate (2.5km)**
Nearest Beach	**Viareggio (30km)**
Nearest Golf	**Alisei Golf & Country Club (35km)**

What we love

- The parkland surrounding this villa is stunning – ornate gardens, ancient trees, pretty fountains and a small lake with swans
- Musicians will love the piano by the balcony in the romantic music room
- Enjoy family evenings with games and pizza from the wood-burning oven in the cellar lounge
- Wander out to a couple of restaurants or head a little further into historic Lucca, just 5km away
- Florence and Pisa are perfect days out or spend the day by the Tuscan coast with Viareggio within half an hour

What you should know...

- Villa Maestosa shares the same estate as Villa Le Fontane (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-le-fontane/). Each villa has its own grounds and swimming pool.
- Air-conditioning is featured in the bedrooms only.
- With the stream, ponds/lakes and other water features in the grounds, small children will need to be supervised.
- An optional chef service is included to prepare breakfast and either lunch or an evening meal and guests pay a set charge to cover the cost of the food. Please see the "Extras" tab for further details and prices.

Terms & Conditions

- **Security deposit:** €5000 paid via bank transfer to the owner one month before 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:** 11.00 a.m.

- **Energy costs included?:** Up to 2000kw per week of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.

- **Linen & towels included?:** Yes. Changed on a Saturday and Wednesday. Additional change of linen and towels are subject to an extra cost.

- **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 the bedrooms only. A chef is included to prepare breakfast and one meal per day, excluding Wednesdays. If guests wish to take advantage of this service then they have to pay for the cost of the beverages and food. Please enquire for more details. A cot and highchair can be requested for an extra charge per item per week, payable locally. Please enquire for more information.

- **Changeover day:** Saturday (June-September/Christmas and NY/Easter) or flexible at other times.

- **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.

- **Other Cleaning:** Maid service available daily on a complimentary basis (except Sunday)

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights (June-September/Christmas and NY/Easter) or 3 nights at other times.

- **Heating costs included?:** Up to 2000kw per week of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.

- **Internet access?:** Wi-Fi internet access included (up to 150MB).

- **Pool towels included?:** Yes.

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