

# Villa Aquila

**Region:** Tuscany **Sleeps:** 12

---

## Overview

If you are dreaming of an old Tuscan villa, set amongst olive groves and woodland, beautifully renovated with charm and style and close to one of the region's most exquisite towns, you may well adore Villa Aquila, close to the walled town of Lucca.

Imagine rustic interiors with elegant touches, Tuscan feasts enjoyed under the Venetian chandelier, pretty bedrooms with terracotta floors and a roll top bath positioned perfectly by a picture-book window. There is certainly a romantic ambience at this 17th century villa that has been restored so sensitively and lovingly by its current owners.

Relax outdoors surrounded by summer flowers and aromas of rosemary and lavender, enjoy a coffee with a view under the poolside pergola and listen to the trickling of the fountain as you dine al-fresco in the courtyard. There is even a consecrated Catholic chapel – this could be the perfect spot for an intimate wedding.

You will feel well looked after too – a welcome buffet is prepared for the evening of your arrival and you may be fortunate enough to stay when fresh seasonal vegetables can be brought to you from the garden. There is maid service each day and the villa concierge can be called to assist in any way from restaurant reservations to booking guided tours.

There is of course so much to see and do in this wonderful part of Italy. Start off in Lucca, a jewel of Tuscany with its historic walls and Renaissance architecture – you will yearn to return again and again. Pisa is also close by for a fantastic day out or head to Florence to be inspired by the city's artistic heritage.



As well as rolling olive groves and vineyards, idyllic Tuscan villages and Etruscan towns, the beaches of Viareggio are also close by or drive further north towards the sensational Golfo dei Poeti and the world-famous Cinque Terre National Park.

After a day out exploring, return to your villa, once owned by one of Tuscany's most noble families, and be immersed in the Tuscan scenery around you with walking trails, woodland, natural springs and olive trees all on the doorstep of this fine holiday abode.

## Facilities

Weddings • Romantic • Walking/Hiking Paths • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Wine Tasting • Air-Con • Golf Nearby • Hairdryer • Wi-Fi/Internet • Ground Floor Bed & Bath • Coffee Machine • Villa • Washing Machine • Walk to Village • Chef/Cook Available • Rural Location • Private Pool • Maid Service Included • Bicycles Provided • Chapel on Site • DVD • Cots (Cribs) • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (480m2)

### Ground Floor

- Living room with fireplace, sofas and TV. Doors lead to garden
- Dining room with table for 12 guests
- Kitchen-diner, fully-equipped including oven, stove, microwave, dishwasher, fridge, freezer, ice-maker, espresso/coffee machine and table for 8 guests. Doors lead to courtyard for al-fresco dining
- Bedroom with twin beds (can be made into double) and en suite bathroom with shower (bathroom has French doors leading to garden)
- Laundry room
- Guest WC

### First Floor

- Sitting room
- Bedroom with double bed, pool view and en suite bathroom with bath and shower
- 3 x bedrooms with twin beds (can be made into king-size double) and garden view
- 2 x bathrooms with bath, shower and two sinks
- Bedroom with double bed and courtyard/fountain view

## Outside Grounds

- Swimming pool (12x6m, depth: 1.5-2.5m) open approximately May to October
- Poolside pergola, sun beds and parasols
- Outdoor shower
- Courtyard for al-fresco dining with fountain
- Barbecue and wood-burning oven
- Shaded al-fresco lounge area
- Garden (3000m2)
- Private consecrated Catholic chapel
- Parking (up to 5 cars)
- Bikes (x4)



- Vegetable garden
- Vast grounds (olive groves, vineyards, natural spring, woodland)

### **Facilities**

- Wi-Fi
- Air-conditioning (bedrooms only)
- Heating
- Working fireplace
- Satellite TV
- DVD player
- Bikes (x4)
- Safe
- Hairdryers
- Washing machine and dryer



## Location & Local Information

Set in northern Tuscany, just 12km south of Lucca, Villa Aquila is set in over 100 acres of wonderful grounds featuring olive trees, fields and woodland with perfect walks and biking trails right on your doorstep.

There is a small village just over a kilometre away with a local bar and grocery shop or find the nearest supermarket about a five-minute drive away.

Other than the beautiful setting, the great advantage of Villa Aquila's location is its proximity to the idyllic town of Lucca, a true hidden gem which is often overshadowed by Pisa and Florence. Its city walls are fantastic for cycling or walking with enchanting views into the historic centre. Head inside the old town to explore its narrow lanes, coming across gorgeous squares, towers and *palazzi*, pretty shops and wonderful places for a coffee and gelato or an exquisite Tuscan meal. As well as visiting the impressive *duomo*, you can also climb Torre Guinigi with its trees at the very top! Also look out for the antiques market that takes place every month.

Pisa is also close by and is worthy of your time, not just because of its world-famous leaning tower but also its charming ambience by the riverside with its vibrant restaurants and beautiful buildings. Florence is just over an hour away with all its galleries and artistic treasures – guided tours can be arranged to make the most of your time in this magical city. You could even travel to Florence by train from nearby Pontedera.

Some of the villages and towns dotted across northern Tuscany should also be on your to-do list such as the gorgeous hilltop village of Collodi, home to Pinocchio's creator, or Vinci, where you can visit the birthplace of Leonardo da Vinci. Spa-lovers should head to Montecatini Terme for its spas, boutiques and historic beauty.

San Miniato is known as one of Tuscany's most beautiful villages or head further south, driving through rolling Tuscan countryside, to spend time in Volterra or even San



Gimignano, both just over an hour away.

Private tours can also be arranged if you would like to visit some of Tuscany's finest vineyards, of which there are so many across the region.

Not forgetting the sea with Viareggio easily reached, fantastic for families with blue-flag beaches and a wealth of summer activities. For a more romantic coastal spot, drive further north to the mesmerising Golfo dei Poeti, about an hour away, an area which inspired both Shelley and Byron in the 19th century or visit the Cinque Terre National Park, a UNESCO World Heritage site loved by visitors from across the world.

## Local Amenities

Nearest Airport	Pisa Airport (30km)
Nearest Airport 2	Florence Airport (65km)
Nearest Train Station	Lucca (12km)
Nearest Village	Small village (1.2km)
Nearest Shop	Small grocery store (1.2km)
Nearest Bar/Pub	Local village (1.2km)
Nearest Restaurant	Local area (6km)
Nearest Supermarket	Conad (4km)
Nearest Town	Lucca (12km)
Nearest City	Pisa (26km)
Nearest Golf	Golf Montecatini Terme (35km)
Nearest Tennis	Capannori (9km)

Nearest Beach	Viareggio (37km)
---------------	---------------------

## What we love

- This 17th century villa has been beautifully restored with Tuscan charm and grace
- The gardens are joyful with oleander, rosemary and lavender against the sound of the trickling fountain or splashes from the swimming pool
- You are welcomed with an evening buffet, there is daily maid service and seasonal vegetables are brought to you from the garden
- It's only 12km from Lucca, one of Tuscany's most exquisite and historic towns
- Spend your time visiting idyllic villages, Pisa, Florence and even the Cinque Terre National Park

## What you should know...

- Air-conditioning is featured in the bedrooms only.
- There is another house next door but rest assured this is unoccupied.
- Cots and highchairs are available at an extra cost, payable locally.
- Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- The pool is not fenced, so children should be supervised when outdoors.
- 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.
- Please note that when the lower occupancy is booked some bedrooms are closed and not accessible to guests.



# Terms & Conditions

- **Security deposit:** €2000 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:** 3.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost, prior to owner's authorisation. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes (excluding Heating)
- **Linen & towels included?:** Yes, and mid-week towels change included.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per day will apply (payable locally), and an additional security deposit of €500 will be due upon arrival.
- **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 in living/dining room and bedrooms only. Cots and highchairs are available at an extra cost, payable locally. 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. The pool is not fenced, so children should be supervised when outdoors 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 and Mid-week cleaning also included. 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.
- **Other 2:** Please note that the use of any external caterers and/or contractors is not permitted.
- **Other 3:** Please note that when the lower occupancy is booked some bedrooms are closed and not accessible to guests.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost, payable locally and based on consumption.
- **Internet access?:** Wi-Fi 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.
- **Property Licence Number:** CIN: IT046007C2FSKAE2XH