

Villa Graziella

Region: Liguria **Sleeps:** 12

Overview

Villa Graziella is a charming, modernised stone villa located in the Liguria area, bordering Tuscany. Surrounded by woodland and looking out over the Apuan Alps this is a lovely place to stay to get away from it all and explore some of true Italy, off the beaten track.

The villa is actually comprised of two separate dwellings; the main house with 4 bedrooms and a guest house with 2 further bedrooms. Sleeping 12 guests in total this home is a great choice for two families travelling together or a big group of friends. There is plenty of communal space in the main house to get together as a group while enjoying a meal but there is also living space and a kitchen in the guest house for guests that prefer a little privacy now and again. The spacious villa is brimming with rustic charm and features, yet still feels airy and comfortable.

Stepping outdoors you will find yourself in the heart of a serene landscape. In the leafy garden there are dining areas, a private pool and sun loungers, plenty of places from which you can enjoy the forest and mountain views.

The home is rurally located so is ideal for a holiday relaxing, exploring the local countryside and going on a few day trips. There is a village around 5-minute drive away which has a number of amenities such as a small supermarket, café, pizzeria and a few bars. Close to the house there are also lots of hiking and cycling routes and places to go canyoning.

15-minutes away by car is Aulla, a larger town with many more shops and eateries. The locals shop for their groceries at some brilliant street markets but there is also a selection of supermarkets. The town lies between two rivers and is watched over by the fortress which you can visit, which also contains the Museum of Natural History.



You will also find a number of places of worship and archaeological sites in town as the area is full of ancient pilgrimage trails such as the Via Francigena.

Though situated in the countryside, the villa is ideally located for visiting many of Tuscany's much-loved sites and attractions; the beautiful canyon the Straits of Giaredo is a 45-minute drive away, as are the gorgeous beaches of Lerici, known as the Gulf of Poets. The famous Cinque Terre villages can be reached in under an hour and you can combine this trip with a boat excursion along the dramatic coastline. Even the bustling city of Pisa is just over an hour from the villa and is well worth the trip.

Facilities

Weddings • Washing Machine • Villa • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Wi-Fi/Internet • Cycling • Wine Tasting • Historical Sites • TV • Horse Riding • Walking/Hiking Paths • Chef/Cook Available • Laptop Friendly Workspace • Rural Location • Maid Service Available • Cots (Cribs) • Private Pool • Flexible Catering Options • Allow External Caterers • Pre-Stocked Fridge Available • Spa Treatments Available • Transfers Available • Swings • Slide • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (350sqm)

Main House

Ground Floor

- Entrance hall with feature staircase
- Living room with sofas, TV and wood burner
- Kitchen with fridge freezer, hob, oven, dishwasher, microwave, kettle, Nespresso coffee machine
- Dining room with table seating 6 and fireplace
- Office/library
- Bathroom with shower, WC, bidet and sink

First Floor

- Bedroom with king sized double bed and en-suite bathroom with freestanding bath with shower, WC, bidet and sink
- Bedroom with queen sized double bed
- Bedroom with double or 2 twin beds
- Bedroom with 2 twin beds
- Bathroom with shower, WC, bidet and sink

Guest House

Ground Floor

- Open-plan space with seating area, TV, small dining table and kitchen with fridge freezer, oven, hob and coffee machine
- Bedroom with queen sized bed and en-suite bathroom with shower, WC, bidet and sink

Mezzanine Level

- Bedroom with double bed

Outside Grounds (30000sqm)

- Partially fenced private garden



- Swimming pool (11m x 5.5m) Open approximately June to end-September
- Sun loungers and parasols
- Covered veranda
- Alfresco dining areas
- Hammocks
- Swing and slide for children
- Private parking
- Pizza oven
- Two barbecues

Facilities

- Wi-Fi
- Heating
- TVs
- Fireplaces
- Iron and ironing board
- Hairdryer
- Washing machine

Location & Local Information

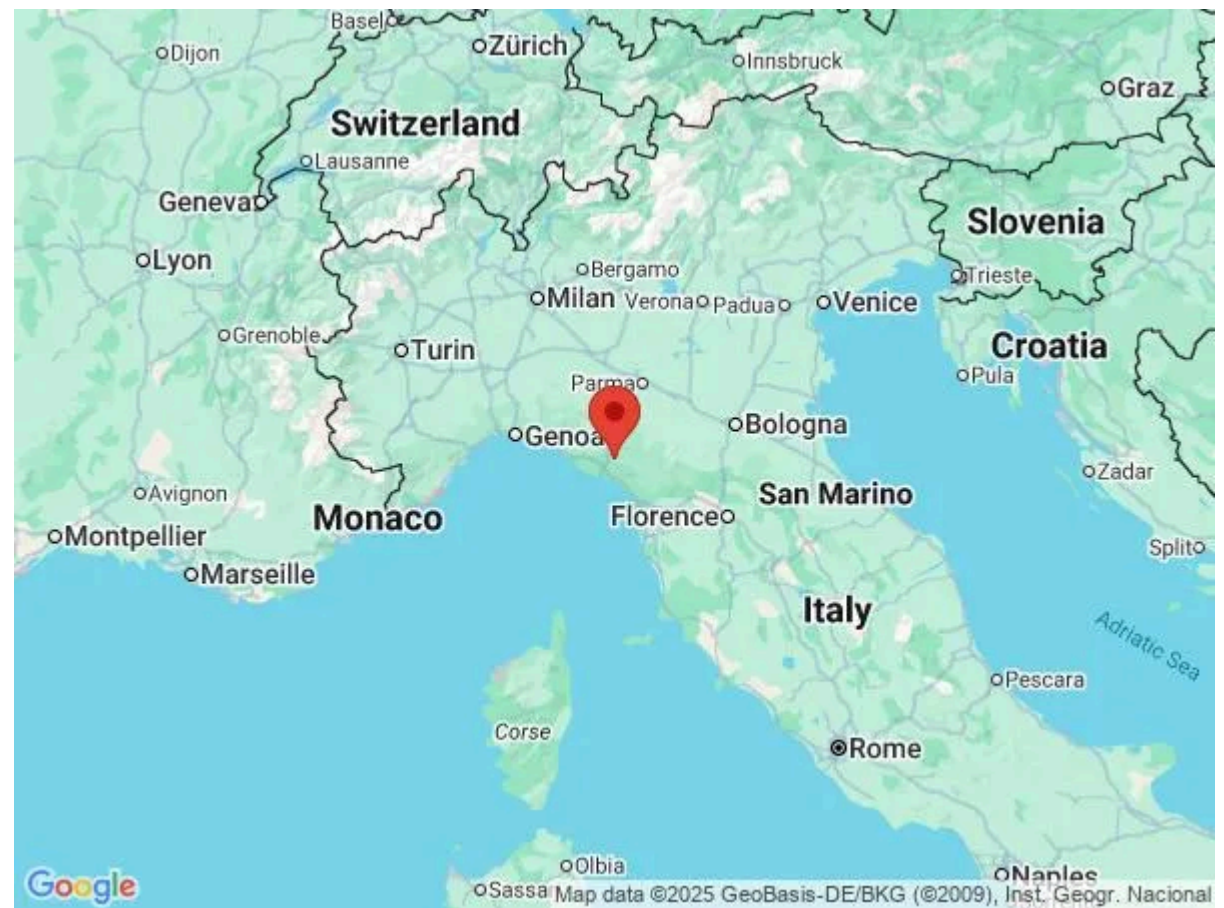
Located inland amongst forests and mountains under 45-minutes from the stunning coastline, Villa Graziella is perfectly placed for a holiday immersed in the true heart of Italy. From your base at the villa you can enjoy local countryside and travel out to many nearby towns, beaches and historical sites to make the most of your stay in this beautiful area.

The closest village to the house is just under 5-minutes away by car and has a number of shops and eateries which are useful for picking up a few things or a quick bite to eat. When you need to pick up more groceries or wander around looking for a place to relax and have your evening meal, then head to Aulla which is just a 15-minute drive away. Liguria and neighbouring Tuscany have some fantastic, unique cuisine and Aulla, as well as other nearby towns is a good place to find dishes such as Testaroli, the local pasta dish, as well as delicious chestnuts, wild game and polenta. Make sure to try some of the local wine with your meal as there is plenty produced right on your doorstep.

The pretty hillside towns and villages that make up this area are filled with historical buildings and are often looked down on by castles, showing the long history of conquest in this region. One of these villages is Pontremoli which is under thirty minutes away by car and has one of the closest castles to the villa. Piagnaro castle also has an exhibition of the famous Stelae statues which are some of the area's finest artefacts. As well as a castle and museum, Pontremoli has a majestic Baroque church, a palace, medieval bridges and some great markets.

When you wish to head to the beach, you are only a 40-minute drive away from some of Lerici's stunning, white sand beaches. Known as the Gulf of Poets as it has been an inspiration for many poets and writers, this stretch of beaches is a lovely place to visit.

Local Amenities



Nearest Airport	Pisa (93km)
Nearest Airport 2	Genova (121km)
Nearest Village	(1.5km)
Nearest Restaurant	Pizzeria/Restaurant (1.5km/5km)
Nearest Bar/Pub	(1.5km)
Nearest Supermarket	Small supermarket (1.5km)
Nearest Beach	Lerici (32km)
Nearest Golf	Golf Club Cinque Laghi (27km)
Nearest Tennis	Circolo Tennis Lerici (32km)
Nearest Town/City	Aulla (9.5km)

What we love

- Sleeping 12 people over two buildings, this house is well-suited to a few families or a group of friends travelling together
- Villa Graziella is located in rural Liguria amidst serene forests and mountains, this is the perfect place to unwind
- There are local amenities just 5-minutes away in the car and the town of Aulla is a 15-minute drive
- Perfect spot for visiting Lerici's beaches, the Cinque Terre villages and even Pisa

What you should know...

- The accommodation is divided between two buildings; this is ideal for when you wish to have separate spaces for different families.
- The bedroom on the mezzanine in the guest house has low ceilings that guests should be cautious of, a sofa bed can also be added to the guest house if needed.
- Car hire is recommended in order to easily enjoy all the delights of the local area and there is parking available for guests.
- Great for those looking for a digital detox as due to the rural location the Wi-Fi may be a bit weak in the countryside.
- 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.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon 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.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €5 per pet per day 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.
 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.

- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €250, payable locally. 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?:** No.
- **Minimum stay:** 5 nights. All other durations on request.
- **Heating costs included?:** Extra €80 per day, 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 June to end-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.
- **Property Licence Number:** IT045001C2DLJYGPT4 / 045001LTN0027