

# Villa Carnevale

**Region:** Tuscany   **Sleeps:** 8

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## Overview

Villa Carnevale is a home with a true Italian feel; packed with antiques and traditional décor and enveloped by a lush green garden this villa is an idyll in which to unwind. The house is set within a hamlet which produces amazing olive oil and is just 2km from the nearest village with shops and restaurants, while the city of Viareggio is only 12km away!

This roomy home is the perfect choice for a few couples or a large family travelling together, you will find that the accommodation is divided in a way that you are able to spend time together in the large living areas when you wish, but if you want to have some quiet time you can retreat to your own space. Two of the bedrooms are located next to each other but there is another on the ground floor with a separate kitchen and bathroom. As well as this there is a cottage which sleeps 2 in the grounds.

The light airy house flows seamlessly out to the stunning garden; head out on to the first-floor terrace to have a meal together or take a dip in the private swimming pool before resting in the shade of the olive trees on a lazy afternoon. Looking down from the villa you will see the nearby villages and be able to spot the dazzling blue sea in the distance.

Though rurally set, the villa is not isolated and just 2km away there is a village with a few places to eat, 2 museums, shops and even a little cinema. The city of Viareggio is also just 12km away which takes roughly 20-minutes to get to by car. Once there you will find lots to see and do; there are a huge selection of shops, eateries and white sandy beaches.

Lucca and Pisa are also brilliant places to spend the day;



both are just over 30km away from the villa and you could spend days exploring each. Lucca is an enchanting walled town with beautifully maintained medieval buildings. Pisa is of course best known for its leaning tower but there are also many religious buildings, museums and galleries to discover!

## Facilities

Chef/Cook Available • Weddings • Wi-Fi/Internet • Tennis Nearby • Watersports • Cots (Cribs) • Pre-Stocked Fridge Available • Spa Treatments Available • Transfers Available • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • High Chair(s) • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (350 sqm)

### Main House

#### Ground Floor

- Kitchen with oven, hob, fridge freezer, dishwasher and dining table seating 4
- Living room with sofas and TV
- Bedroom with queen sized double bed
- Bathroom with shower, sink, WC and bidet

#### First Floor

- Bedroom with queen sized double bed
- Bedroom with queen sized double bed
- Walk-in wardrobe with single bed
- Bathroom with bath tub, wall-mounted shower, sink, WC and bidet
- Bathroom with shower, sink, WC and bidet

#### Second Floor

- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle, coffee machine
- Open-plan living and dining room with sofas, TV and dining table seating 8
- Living room with sofas and fireplace

### Cottage

- Living room with sofas
- Bedroom with double bed with ensuite bathroom with shower, sink, WC and bidet

### Outside Grounds

- Fenced garden with lawns and trees
- Swimming pool (12x5m), open approximately June to end-September
- Dining terrace with table seating 8 (accessed via first



floor)

- Sun loungers and parasols
- Outdoor sofas
- Barbecue
- Two parking spaces

### **Facilities**

- Wi-Fi
- TVs
- Heating
- Washing machine
- Iron and ironing board
- Safe
- Hairdryers
- Alarm



# Location & Local Information

Nestled amongst other historic houses in a small hamlet, Villa Carnevale is the ideal home for an Italian escape with your nearest and dearest. Whether you wish to spend your holiday walking the trails of the surrounding countryside, sunbathing on the gorgeous beaches or visiting some of nearby the villages and towns, there is something for everyone in this area of Tuscany.

The closest amenities are available in a village just 2km from the house, within a five-minute drive you can pick up some groceries or visit the local cafes and museums. For a much bigger selection of shops and a wealth of restaurants offering traditional Italian and international cuisine, you just need to drive the 12km to Viareggio. This port city also has many family friendly beaches and lidos with all the sun loungers your party could need! If you happen to visit Viareggio in January to March then you may be able to experience its famous carnivals.

Pietrasanta is another wonderful place to visit for the day, it is just 15km from the villa but you will feel as though you are in the heart of Renaissance Italy as you enter the town. Beloved by artists for its marble and bronze workshops which are still thriving today, this town is lined with statues and pretty 16th century buildings. Additionally, there are a number of museums here to explore and a lovely main square where you can relax over lunch. If you are in the area then drive another 6km to the coast and you will end up in the exclusive town of Forte dei Marmi which has some gorgeous beaches and is great for shopping as there are plenty of designer boutiques as well as local artisan shops. From Forte dei Marmi you are also able to take a boat trip to the UNESCO World Heritage Cinque Terre villages, these historic pastel-coloured fishing villages are a real highlight and shouldn't be missed. From the villa this trip will take around an hour including the boat journey.

Of course, it would be a shame to visit this region and not see Lucca which is 30km away. A guided tour of this beautiful walled city is a good way of seeing some of the hidden gems and tucked away buildings, you can reward yourself with a tasty Tuscan meal after all of the exploring. Also 30km away is Pisa, have a look around the picturesque Piazza dei Miracoli which is packed full of Pisa's greatest treasures including the Baptistry of St John, the Duomo di Pisa and the famous leaning tower. It is possible to buy combined tickets to a number of the attractions in the Piazza to cut down waiting times!

## Local Amenities

Nearest Airport	Pisa (33km)
Nearest Airport 2	Florence (91km)
Nearest Village	(2km)



Nearest Restaurant	(1.5km)
Nearest Bar/Pub	(2km)
Nearest Supermarket	(2km)
Nearest Beach	Viareggio (14km)
Nearest Golf	Versilia Golf Resort (23km)
Nearest Tennis	Circolo Tennis Viareggio (12km)
Nearest Town/City	Viareggio (12km)
Nearest Golf	Versilia Golf Resort (23km)
Nearest Tennis	Circolo Tennis Viareggio (12km)
Nearest Town/City	Viareggio (12km)

## What we love

- Sleeping 8 people in 4 elegantly finished bedrooms and with ample living accommodation this is a brilliant home for a special family holiday
- The breath-taking garden with private pool is a perfect oasis for relaxing and enjoying an Italian feast on the terrace
- The villa is located on a rural hillside dotted with other charming homes and yet the nearest village with shop, a number of eateries and even a cinema is just 2km away
- There are lots of amazing places to visit nearby, such as the thriving port of Viareggio which is 11km away or Lucca and Pisa which are both around 30km away.

## What you should know...

- 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 tranquil garden has a few slopes and terraces so those with small children should be aware of this
- A car is recommended for visiting the nearby beaches and towns and there are 2 parking spaces for guests to use
- The bedrooms are spread across two floors in the main villa and one of them is located in the lovely separate cottage; great for a few families or couples travelling together

# 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. - 7.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included up to 2 weeks. For stays of more than 2 weeks, extra cost is based on consumption, payable locally.
- **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?:** Outside only.
- **Minimum stay:** 7 nights from June to mid-September, Easter and Christmas. 3 nights in January to end-March and November to end-December. 5 nights during the rest of the year. All other durations on request.
- **Heating costs included?:** No. Extra €40 per day, payable locally or based on consumption during winter months.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 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:** IT045006B4GBD8EBH4