

# Residenza Castruccio

Region: Tuscany    Sleeps: 8

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## Overview

Residenza Castruccio is a beautiful and unique place to stay in the North of Tuscany. Nestled between the Apuan Alps and the Versilia coastline, you are perfectly placed for exploring villages, towns, mountain landscapes and plenty of gorgeous beaches, all from your base in a medieval castle! As you walk up the winding, historic streets of the hamlet of Monteggiori you will see this charming castle perched on the top of the hillside. The hamlet has stood for over 800 years with the castle defending its people from invasion and attack. What a fascinating place to stay where you can get a true feel of the history of the area.

Inside, you may be surprised to discover the modern open-plan, living space with comfortable sofas around the fireplace which is the perfect spot for a glass of wine in the evening. The adjoining kitchen and dining room opens up on to the living area which creates a vast sociable space where your group can get together. The owners have taken care to make sure that all the amenities you could need are available for a relaxing stay, including Wi-Fi, air conditioning, heating and TVs, along with a fully-fitted kitchen and elegant bathrooms.

When you wish to retire for the evening, you can choose from 3 double bedrooms which are all en-suite. 2 of these are located in the main building of the castle at the top of a feature spiral staircase, while the 3rd bedroom can be found in a separate annexe. The annexe dwelling has its own living room and small kitchen, making it ideal for a couple wishing for a little privacy from the main group.

The tiered garden has been designed with care to make the most of all of the available space, with different zones tucked away on a number of terraces. You will find a covered dining table, comfy outdoor sofas, a roof top



terrace and an inviting pool. The grounds are also filled with fragrant plants such as roses, lavender and fruit trees which emit a wonderful smell on the warm breeze. One of the best features of the garden however are the amazing panoramic views over the towns below and out to the dazzling sea.

The closest restaurant is just a stone's throw away in the hamlet of Monteggiori where the villa is located, you can also wander the historic streets to see the ancient church, pretty lanes and staggering views.

Camaione is a great place to visit nearby for shopping, dining out and of course the fantastic sandy beaches. Camaione is a collection of different hamlets and villages which make up a city, so you will find the stunning old town with its medieval buildings and traditional restaurants 5km away, while the beaches, pier and long promenade lined with eateries are around 7km away.

Also close-by you can visit Pietrasanta which is a hub for artists and is 6km away, glamorous Forte Dei Marmi which is a much-loved spot for luxury shopping and is 13km from the villa. The cities of Lucca and Pisa are also each around 30km away.

## Facilities

Washing Machine • Not for little ones • Cycling • Historical Sites • Watersports • Hairdryer • Coffee Machine • Villa • TV • Wi-Fi/Internet • Golf Nearby • Air-Con • Wine Tasting • Beach Nearby • Table Tennis • Maid Service Available • Quirky (Unique) • Cots (Cribs) • Private Pool • Heritage Collection • Heated Pool • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (300sqm)

### Main Villa

- Living room with sofas, TV, fireplace and garden access
- Adjoining kitchen with table seating , oven, hob, fridge freezer, dishwasher, microwave, toaster, blender, coffee machine and kettle
- Bedroom with double sized bed, en-suite bathroom with shower, sink, bidet and WC and terrace
- Bedroom with double sized bed, en-suite bathroom with bath tub, shower, sink, bidet and WC and balcony

### Annexe

- Sitting room with sofa, TV, table and chairs and garden access
- Kitchenette
- Bedroom with double sized bed and en-suite bathroom with feature marble shower plus sink, bidet and WC

## Outside Grounds (600sqm)

- Heated swimming pool (4mx8m, depth: 1.2m). Open approximately May-October
- Castle tower roof terrace
- Poolside sun loungers
- Tiered landscaped gardens
- Al-fresco dining tables
- Covered pergola
- Outdoor sofas
- Table tennis
- Barbecue

### Facilities

- Wi-Fi
- Air - conditioning
- Heating
- TVs
- Washing machine



- Iron and ironing board
- Hairdryers



## Location & Local Information

Residenza Castruccio is located in a charming mountain hamlet which looks down over the towns below and the coastline of the beautiful Versilia area in the North of Tuscany. Close to walking and cycling routes in the mountains, amazing beaches and numerous towns and villages to explore, there is something for everyone here.

The castle sits on a hilltop in the tiny hamlet of Monteggiori which is a collection of well-preserved medieval buildings, though it is likely that the area was settled far earlier by the Etruscans. As cars cannot reach the hamlet centre, you will feel as if you have stepped back in time when you walk up the pretty cobbled paths. In the main square you can sit and soak in the atmosphere or visit the Church of St Stephen. If you would like to have dinner in Monteggiori then visit the local bar and restaurant where you can try fresh, seasonal dishes with incredible views.

When you need to pick up some shopping or would like a bigger selection of restaurants and shops, the nearest village is Capezzano Pianore which is 4.5km away. Here you will find a supermarket, shops, cafes, restaurants and bars. Bigger still is Camaiore which is 5km away from the house and is actually a city made up of 24 different hamlets which are scattered between the mountains and the coast.

The main historic centre of Camaiore can be found in the hills and is an attractive place founded in 190BC by Romans but invaded and taken over by different groups of settlers in the centuries that followed. You can still see the old defensive walls which were constructed to protect the city from invasion, though many of the older buildings were destroyed in battles.

Today, Camaiore is a lovely place to visit and there are plenty of historic sites to see such as The Pieve of Santo Stefano, a church which was built in the 800s and is the reason Christianity spread to this area. You can also visit the archaeological museum and the fantastic Museum of



Sacred Art which is housed in a former palace. The best-known part of Camaiore is the beach and lido. In this part of the city you can visit the 4km long sandy beach, take a walk along the pier or stop for dinner at a restaurant on the promenade. Whether you visit the old town or the coastal area of Camaiore you will find lots to see and do and plenty of shops and eateries.

Another town to visit is Pietrasanta which is 6km away from the villa. The town is a medieval gem and is known as the little Athens of Italy due to the presence of so many bronze and marble monuments and statues. Spend some time wandering the picturesque streets of the town which is like a living museum filled with incredible things to see everywhere you look including statues, fountains, the clock tower and staggering buildings. Head to the Piazza del Duomo, one of the main squares where you will find the enchanting marble cathedral but also modern art exhibitions and sculptures out in the open. The town is still packed with creative people who own little boutiques and artisan shops which are great for picking up special pieces such as pottery, mosaics and paintings to remind you of your trip. In the afternoon why not visit one of the many galleries before enjoying a sunset dinner in a little street-side restaurant.

If you wish to do some luxury shopping then visit Forte Dei Marmi which is 13km away from the villa. This glamorous seaside town is a great place to spend the day. There are many private beach clubs you can visit here with bars and comfortable sun loungers ideal for a relaxing day at the beach. Alternatively, head into town for an incredible range of boutique and designer stores, Michelin star restaurants and some chic bars. On Wednesdays you can visit one of Italy's most exclusive street markets to purchase clothing, cashmere, homewares and leather goods.

For a day out in nature why not visit Casoli di Camaiore waterfall which is 13km from the house. You can hike up to the falls through stunning mountain landscapes before plunging in to the refreshing pool to cool down. Or if you would like a day in a bustling city, you could visit Pisa or Lucca which are just over 30km away!

## Local Amenities

Nearest Airport	Pisa (41km)
Nearest Airport 2	Florence (99km)
Nearest Restaurant	Local bar and restaurant (100m)
Nearest Supermarket	(4km)
Nearest Beach	Marina di Pietrasanta (8km)
Nearest Golf	Forte dei Marmi (12.5km)
Nearest Train Station	Pietrasanta (5.5km)
Nearest Village	Capezzano Pianore (4.5km)
Nearest City	Pietrasanta (6km)

## What we love

- Residenza Castruccio is a truly unique place to stay; a comfortable and modern interior housed within an authentic medieval castle
- With a private pool, fragrant planting and your own castle tower with breath taking views, the garden is a great place to unwind
- You are able to walk into Monteggiori which is the local hamlet and nearby you can discover the village of Capezzano Pianore which is 4.5km away, while the nearest beaches are a mere 8km drive away

## What you should know...

- The home is only accessible by foot and there are a number of staircases (some open-tread), and terraces making the villa unsuitable for children under 12 or anyone with mobility issues.
- The last 300 metres are steep and cobbled and cannot be done by car
- As the nearest car parking spaces are in the village, the owner will be on hand to help you to bring your luggage to the house.
- Residenza Castruccio comfortably sleeps 6 guests in 3 bedrooms, whilst a further two guests can be accommodated on a sofa bed in the annexe.
- One of the lovely bedrooms is located within a separate annexe which would be ideal for anyone wishing for a little more privacy from the main group.
- The refreshing private pool is not heated in July or August due to the hot weather in these months.
- Walking distance to restaurant/village however please note that some parts of the route do not have pavements
- The gardener and pool maintenance person may attend the property once a week



# Terms & Conditions

- **Security deposit:** €1500 paid via bank transfer to the owner one month before 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. Please enquire for more details.
- **Departure time:** 10.00 am - 12.00 pm Check-out outside this time may be subject to an extra cost. Please enquire for more details.
- **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 per pet will apply (payable locally). Please enquire for further info.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Due to the layout of Residenza Castruccio, this property is not suitable for children under 12 years old (babies are welcome). Residenza Castruccio comfortably sleeps 6 guests in 3 bedrooms, whilst a further two guests can be accommodated on a sofa bed in the annexe. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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 in July and August, 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included (excluding July and August when the pool is not heated). 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-€5 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to end-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:** CIR: 046005LTN1369 CIN: IT046005C27ZYLQ65Y