

# Villa Dimidius

**Region:** Tuscany   **Sleeps:** 16

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## Overview

Villa Dimidius is a stunning 16th-century villa that has been lovingly restored. It is part of a large estate with multiple houses. Here you'll find an authentic experience with plenty of amenities close by and an array of modern comforts on site. The villa is nestled in Tuscany, in the idyllic countryside framed by forests and dipping hills.

With grand Italian style and ornate interiors, Villa Dimidius has eight bedrooms sleeping up to 16 guests. With so much space inside and out, the lovely home is ideal for family reunions and large friend groups wanting to reconnect and spend quality time together. Spacious, bright, and colourful, the bedrooms have antique furniture and draw inspiration from the past, with four-poster beds draped in curtains and floral, ruffled valances. The living room, with two sofas and a fireplace, is the perfect place to socialise with others in front of a burning fire. The house remains comfortably cool in summer yet warm in winter, while the open-hearth fireplace will bring an extra level of cosiness to the space and allow you to unwind in comfort. The old terracotta floors, beamed ceilings and the country kitchen have remained intact, too.

Step outside to the glorious Italian sunshine and enjoy the great outdoors in the expansive garden framed by trees and overflowing with quiet corners. In summer, use the swimming pool, unwind in the shade with a good book, or play tennis on the private court. Guests can be immersed in the local culture by enjoying a dinner of traditional local delicacies.

Lucca, a charming city near the Ligurian Sea that used to be the home of famous Italian opera composer Giacomo Puccini is only a 20-minute drive away. Here, you can enjoy strolling around its historic centre with palazzos, squares, Romanesque churches, and handsome fortifications.

If you want to see a true architectural wonder, a 45-minute drive brings you to Pisa and its leaning tower, a buzzing dining scene and other historic landmarks and imposing buildings worth admiring.

Lovers of art and Renaissance architecture will love exploring the true gem of Tuscany, Florence. Easy to reach in just over one hour by car, it's filled with centuries-old buildings, prestigious statues such as Michelangelo's David, an array of world-class museums, and a bustling dining scene.

## Facilities

Air-Con • Tennis Nearby • Cycling • Hairdryer • TV • Historical Sites • Horse Riding • Villa • Wine Tasting • Golf Nearby • Tennis Court • Washing Machine • Wi-Fi/Internet • Ground Floor Bed & Bath • Weddings • Walking/Hiking Paths • Rural Location • Maid Service Available • Marquee



Hire Permitted • Licensed for Marriage • Has Discount • Special Offer •  
Maid Service Included • Chef/Cook Available • Private Pool • Cots (Cribs)  
• Outdoor Ceremony • Flexible Catering Options • Allow Ceremonial Fire •  
Allow External Caterers • Allow Fireworks • No Corkage • Indoor Reception  
Available • Nearby Church/Chapel • Cooking Classes Available • Ideal for  
Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request •  
<1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite •  
Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## Villa Interior (450m2)

### Ground Floor

- Entrance hall
- Living room with sofas and open fireplace
- Sitting room with a library and fireplace
- 2 x bedrooms with double beds and en-suite bathrooms with shower/bath and WCs

### First Floor

- 4 x bedrooms with double beds and en-suite bathrooms with shower/bath and WCs
- 2 x bedrooms with twin beds and en-suite bathrooms with shower/bath and WCs
- Laundry room

## Outside Grounds (200m2)

- Private pool (12m x 6m, depth: 1m - 2.1m, open from approximately mid-May to end-September)
- Pool terrace with sun loungers
- Garden furniture
- Outdoor dining table and chairs
- Tennis court (shared with guests staying at neighbouring properties)
- Barbecue
- Parking

## Facilities

- Wi-Fi
- TV
- Air-conditioning(only in the bedrooms)
- Fireplace
- Heating
- Iron and ironing board
- Hair dryer
- Washing machine
- Fans





# Location & Local Information

With a spectacular landscape of undulating hills carpeted with olive trees and sun-kissed vineyards, Tuscany is made for nature lovers and those looking to spend their holiday outdoors. You can enjoy everything the beautiful Tuscan countryside offers whilst also being only a 20-minute drive from Lucca.

Known for its well-preserved Renaissance walls encircling the historic city centre, Lucca lies on the Serchio River. It is home to beautiful architecture and plenty of opportunities for unwinding in nature and exploring Italy's wonderful cuisine. Walk around the city's pretty cobbled alleyways and tree-lined pathways along the tops of the massive 16th and 17th-century ramparts or hire bikes to explore the surrounding nature. You can also visit Casa di Puccini, where the famous Italian opera composer was born.

If you get hungry, you don't have to travel far; the closest restaurant is only a 5-minute walk away. In 10 minutes by car, you can reach a great market which locals frequent and stock up on fresh produce such as fish, fruit and vegetables – perfect for preparing those home-cooked meals.

Tuscany's largest lake, Lago di Massaciuccoli, is only a 45-minute drive away and will surely take your breath away. Boasting splendid natural scenery, it features stilt-raised walkways that lead to small huts, and it's also home to rare bird species, which you can spot as you walk around. Nearby, you can also find many sandy beaches, such as the Spiaggia della Lecciona, which are backed by a pine forest and offer tranquil views. Alternatively, Bocca di Serchio is perfect for coastal walks amidst greenery, catching sun rays, and swimming in the sea when the weather permits.

Sitting at the foot of the Apennines, Pistoia is a 45-minute drive away and attracts many tourists thanks to its plant nurseries, medieval ramparts, and well-preserved historic centre. Its Saturday morning market, which takes place on the main square Piazza del Duomo will let you immerse yourself in the local lifestyle while also tantalising your tastebuds.

In Florence, you can admire Renaissance architecture and centuries-old buildings such as the Pitti Palace, home to several museums and the Boboli Gardens, ideal for a day picnic or a wholesome stroll. The landmarks you shouldn't miss include the Ponte Vecchio bridge, Basilica of Santa Croce, Palazzo Vecchio, Uffizi Gallery and the 13th-century Cathedrale di Santa Maria del Fiore. Also, don't forget to stop by one of its bustling markets showcasing leather products and some of the best Tuscan produce.

## Local Amenities

Nearest Airport	Pisa Airport (35km)
Nearest Airport 2	Florence Airport (60km)
Nearest Town/City	Lucca (12km)



Nearest Restaurant	<b>Segromigno (2km)</b>
Nearest Supermarket	<b>Marlia (10km)</b>
Nearest Beach	<b>Versilia (45km)</b>
Nearest Golf	<b>Montecatini (20km)</b>

## What we love

- Relax in the shade of the lime tree or tuck into a romantic novel by the pool in the lush garden
- Charming traditional interiors with ornate, elegant features and original flair with every modern comfort provided
- The charismatic Florence, with its one-of-a-kind architecture, museums and galleries, can be reached in just over one hour by car
- You're just a short drive away from the stunning landscapes of many nature reserves and wildlife areas, such as the Lago di Massaciuccoli

## What you should know...

- Hiring a car is recommended to conveniently explore the vibrant region and its cities, villages and landscapes.
- Please note that children should take extra care when playing around the pool, as the tiled terrace might become slippery when wet.
- Please note that the tennis court is shared with guests staying at neighbouring properties within the estate (Villa Sortes (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-sortes/>), Casa Luteus (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/casa-luteus/>) and Il Rombo (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/il-rombo/>)).
- 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 see the 'Events' tab for details on weddings and special occasions.

# Terms & Conditions

- **Security deposit:** €1500 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?:** Yes.
- **Linen & towels included?:** Yes.
- **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. For event hire, it is mandatory to hire Villa Dimidius, Villa Sortes and Il Rombo (and preferably Casa Luteus) within the estate. 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 that the tennis court is shared with guests staying at neighbouring properties within the estate.
- **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, August. 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately mid-May 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:** IT046007B5K77TFHRX / 046007AAT0003