

# Casa Luteus

Region: Tuscany    Sleeps: 12

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## Overview

Originally built for a farmer and property owner in the 16th century, Casa Luteus is a typical Tuscan country home with plenty of history and character. The spacious property enjoys a wonderful position surrounded by countryside with a spectacular view of the Lucca valley and olive groves and farmland so typical of this part of Tuscany.

Spread over three floors and featuring an abundance of space for large groups and families, it boasts six bedrooms sleeping up to 12 guests, two living rooms, and a sitting room for socialising. Bright, elegant and drenched in colour, the bedrooms are characterised by beds draped in floral-printed valances and sash windows that let you bask in the sun. One double bedroom can be found on the mezzanine floor, whilst the other five bedrooms are on the first floor. There are two large suites that feature two bedrooms in each one and an additional separate twin bedroom. These incredibly restful spaces are matched in comfort by the several living rooms, while mealtimes are made cosy at the large dining table under a charming wood-beamed ceiling.

The views from the pool and the terrace are simply stunning, and they offer a front-row seat to a panorama of olive and pine groves dotted with terracotta roofs of surrounding villas and farms. There is also a small pool hut with a kitchenette to enjoy your favourite meals and snacks al-fresco.

When it's time to venture outside, head to Lucca for a lovely walk around its beautiful historic centre of palazzos, squares, Romanesque churches and handsome fortifications. Here you can also find shops, restaurants and local amenities.

Tuscany's largest lake, Lago di Massaciuccoli, is also just a 45-minute drive away, fantastic for cooling down near the water on a sunny day. Full of natural scenery, it features stilt-raised walkways that lead to small huts, beaches and a green pine forest.

If you'd like to try some wonderful seafood, drive for 1 hour to visit Livorno and walk around its waterside promenade before reaching the modern harbour and finding the perfect spot to have dinner and watch the sun slip behind the horizon.

Another must-visit is Florence, the Tuscan capital famous worldwide for its wonderful art and Renaissance architecture. 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.



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## Facilities

Golf Nearby • Ideal for Kids • Walking/Hiking Paths • Horse Riding • Canoeing/Kayaking • Historical Sites • Private Pool • Wine Tasting • Air-Con • Tennis Court • Tennis Nearby • Cycling • Villa • Weddings • Maid Service Available • Marquee Hire Permitted • Licensed for Marriage • Ideal for Teens • Has Discount • Special Offer • Maid Service Included • Chef/Cook Available • Cots (Cribs) • Pets on Request • Outdoor Ceremony • Flexible Catering Options • <1hr to Airport • Parking Space • Allow Ceremonial Fire • Wi-Fi/Internet • Allow External Caterers • Allow Fireworks • Rural Location • No Corkage • Washing Machine • Indoor Reception Available • Outstanding Landscapes • Coffee Machine • Nearby Church/Chapel • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Kid-friendly excursions • Amusement park • Cooking Classes Available • Water park • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interior (380m2)

### Ground Floor

- Living room with sofas and fireplace
- Kitchen with a fridge, freezer, oven, hob, kettle, toaster, microwave, American coffee machine and kitchen table and chairs
- Dining room with a dining table and chairs
- Living room with sofas and TV
- Sitting room with sofas, armchairs and a fireplace

### First Floor

- Bedroom with twin beds and an en-suite bathroom with a bath/shower and WC
- 2 x Suite with a bedroom with a double bed, bedroom with twin beds and an en-suite bathroom with a bath/shower and WC

### Mezzanine Floor

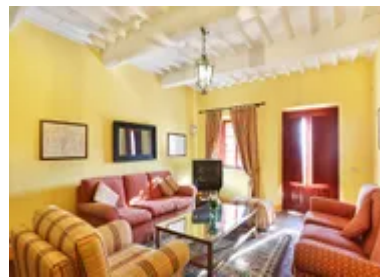
- Bedroom with a double bed and an en-suite bathroom with a bath/shower and WC

## Outside Grounds (100m2)

- Private swimming pool (12m x 6m, max depth: 2.3m). Open from approximately mid-May to end-September
- Pool terrace with a shaded area and sun beds
- Tennis court (shared with guests staying at neighbouring properties)
- Deck chairs and benches
- Pool house with a small kitchenette with a fridge and WC
- Garden furniture
- Garden table and chairs
- Barbecue
- Parking

## Facilities

- Wi-Fi
- TV
- Fireplace
- Air-conditioning (featured only in the bedrooms)
- Hairdryer
- Iron and ironing board



# Location & Local Information

Tuscany is a lovely place for a holiday spent exploring authentic Italy, as you can find unspoilt countryside and historic towns to visit all around this region. As you wander around the villa, you'll see rolling fields and dipping hills, while notable cities and towns with plenty of local amenities are a short distance away.

However, you don't have to travel to Lucca when you want to go out for a meal – the closest restaurant is only a short drive away, while a well-stocked supermarket can also be found 20 minutes by car.

Nestled on the Serchio river and known for its well-preserved Renaissance walls framing the city centre, Lucca can be reached in a mere 20 minutes by car. The city invites visitors for a stroll through its winding mediaeval streets and cobbled alleyways, as well as along the massive 16th and 17th-century ramparts. Alternatively, you can hire bikes or join a guided tour to learn more about the fascinating history, including visiting Casa di Puccini – a house in which the famous Italian opera composer Giacomo Puccini was born.

Less than a 45-minute drive away, you can find Pisa, best known for the architectural wonder that is its iconic Leaning Tower. The 56-metre-tall white marble cylinder is the bell tower of the Romanesque cathedral that rises next to it in the Piazza dei Miracoli. After exploring the city and its lively atmosphere full of restaurants and cafés, why not head to the coast, to Marina de Pisa? This laid-back seaside resort is home to the modern Port of Pisa yachting dock with its long, paved jetty. Here you can also soak up the sunshine on pebbly and sandy beaches with calm waters, with the seafront lined with gelato shops and bars luring hungry travellers in for a sweet treat. Nearby, Parco Regionale Migliarino is an excellent park for those looking to get out to nature, as it features historic estates, forested walking trails, and lush fauna and flora.

At the foot of the Apennine mountains, you can find the 'city of green', Pistoia, a mediaeval city popular with tourists for its many plant nurseries alongside mediaeval ramparts and well-preserved historic centre. Visit its Saturday morning market on the main square Piazza del Duomo to stock up on fresh produce like homemade fig jams and bread before sitting down to sip your coffee in one of the many terraced cafés spilling onto the sidewalks.

## Local Amenities

Nearest Airport	<b>Pisa International Airport (45km)</b>
Nearest Airport 2	<b>Florence Airport (70km)</b>
Nearest Town/City	<b>Lucca (12km)</b>
Nearest Restaurant	<b>Segromigno (2km)</b>



Nearest Supermarket	<b>Marlia (10km)</b>
Nearest Beach	<b>Versilia (45km)</b>
Nearest Golf	<b>Montecatini (20km)</b>
Nearest Tennis	<b>(On site)</b>

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## What we love

- A charming 16th-century country house covered with climbing vines and surrounded by olive groves
- Tuscany's most wonderful cities and villages, such as Pisa, Florence, Pistoia and Prato, are a short distance away
- In just over 1-hour by car, you can taste the exceptional wines of the Chianti region in one of the many vineyards in this area

## What you should know...

- Hiring a car is recommended to conveniently explore the stunning region and its cities, villages and landscapes.
- The property sleeps 12 guests across 6 bedrooms. There are 2 individual bedrooms and 2 suites with 2 bedrooms each. Please see the 'Property Layout' for more information.
- Please note that air-conditioning is only available in the bedrooms, at an extra cost.
- Please note that the pool terrace is located on a hillside and the property is unfenced, therefore young children should not be left unsupervised.
- Please note that the tennis court is shared with guests staying at neighbouring properties within the estate (Il Rombo (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/il-rombo/>), Villa Dimidius (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-dimidius/>) and Villa Sortes (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-sortes/>)).

# 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?:** Air-conditioning and heating are an extra cost, payable locally.
- **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 air-conditioning is only available in the bedrooms, at an extra cost. Please note that the tennis court is shared with guests staying at neighbouring properties. The property sleeps 12 guests across 6 bedrooms. There are 2 individual bedrooms and 2 suites with 2 bedrooms each. Please see the 'Property Layout' tab for more information.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. 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 approximately July to August. 3 nights during all other periods.
- **Heating costs included?:** No, extra cost, payable locally.
- **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.