Il Braciere

Region: Tuscany **Sleeps:** 12

Overview

Il Braciere is a stunning property in the heart of Tuscany, just a short distance from the picturesque Fauglia, a small village halfway between Pisa and Livorno.

This charming villa is surrounded by lush greenery, offering a wonderful and scenic escape from the hustle and bustle of daily life. The villa is set amidst beautiful gardens, complete with a swimming pool and a private tennis court, providing space for up to twelve guests with ample opportunities to relax and unwind.

Il Braciere boasts traditional Tuscan architecture, featuring terracotta floors, wooden beams, and stone walls. The interior is beautifully decorated with antique furnishings and works of art, creating a warm and inviting atmosphere. The villa's living spaces are designed for comfort and relaxation, with plenty of seating areas and large windows offering breathtaking countryside views. The equipped kitchen is perfect for preparing delicious meals using local ingredients, and guests can enjoy their dishes in the rustic dining room or al-fresco on the villa's outdoor terrace.

Spread over three floors, the holiday home has six spacious bedrooms and five bathrooms. The ground floor comprises two apartments, complete with three double bedrooms. Upstairs are further bedrooms, a bright living area, and a kitchen for guests to socialise in. The outside grounds provide an idyllic setting for soaking up the Tuscan sun, besides the large swimming pool or amongst the pristine gardens. When cooking up a feast al-fresco, the outdoor kitchen area, with a wood-burning oven, is perfect for dishing up local cuisine whilst admiring the serene views.

When you can bear to swap the sights of the countryside for another amazing destination, discover the enchanting treasures of Pisa, journey along the exquisite Tuscan coastline, or explore the nearby medieval town Volterra, known for its Etruscan origins.

With its idyllic setting and luxurious amenities, Il Braciere is the perfect place to escape and immerse oneself in the beauty of Tuscany. Whether seeking a romantic getaway or a family vacation, this villa offers something for everyone.









Facilities

Recommended • <1hr to Airport • Walking/Hiking Paths • Horse Riding • Ideal for Kids • Historical Sites • Cycling • Great Value • Working Fireplace/Woodburner • Private Pool • Tennis Court • Air-Con • Villa • Special Offer • Has Offer • Pets on Request • Ideal for Teens • Has

Discount • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Hot Tub • Dishwasher • Table Football • Heating • Kid-friendly excursions • Water excursions/Boat trips • Amusement park • Ideal for Babies & Toddlers • Tennis rackets • Football net • Soccer • Fenced Grounds

Interior & Grounds

Villa Interior (450 m2)

Ground Floor

- An apartment with two bedrooms with queen-sized beds and a shared bathroom with a bath
- An apartment with a bedroom with a queen-sized bed, a small living area, TV, kitchenette, dining table and a bathroom with a shower

First Floor

- Living area
- Kitchen equipped with oven, refrigerator, microwave, dishwasher, toaster and coffee machine
- Bedroom with a queen-sized bed
- Bedroom with a queen-sized bed and en-suite with hot tub
- Large bathroom with shower

Attic

- Bedroom with a queen-sized bed

Outside Grounds (2000m2)

- Swimming pool (13 x 7m). Open from the beginning-May to end-September
- Terrace with sun loungers and umbrellas
- Gazebo equipped with a wood-burning oven and a kitchenette
- Bathroom with shower
- Table football
- Soccer field
- Tennis court
- BBQ
- Parking

Facilities

- Wi-Fi
- Air conditioning (bedrooms only)
- Heating
- TV









Location & Local Information

In a beautiful and remote setting in the Tuscan countryside, Il Braciere is an ideal place to bask in beauty and seclusion yet perfectly positioned for visiting the wonderful cultural centres of Pisa, Livorno and surrounding villages.

Nearby, the small village of *Fauglia* provides all the essentials, such as a restaurant, grocery store and pharmacy. Further afield, about an hour's drive, you'll find medieval villages such as V*olterra, Castagneto Carducci, and Bolgheri*, each steeped in history.

Prepare to be mesmerised at *Teatro del Silenzio* (35 km), a natural amphitheatre carved into the beautiful hills of *Lajatico*, where every year, an important musical event takes place, organised by the tenor *Andrea Bocelli*.

Outdoor lovers will enjoy visiting the *San Rossore* Natural Park just outside of Pisa and offering various outdoor activities, including hiking, birdwatching, and horseback riding. Or, venture to *The Monte Pisano* mountain range for its scenic hiking trails, stunning views, and charming towns to explore, including *Buti* and *Calci*.

Located a short distance from the villa, Pisa (30km) is home to the famous Leaning Tower and several other historical attractions and cultural landmarks. After a visit to *Piazzo del Duomo*, a UNESCO World Heritage site, take a walk alongside the river and stop for coffee and a slice of traditional chestnut cake, *castagnaccio*. With its rich history, stunning architecture, and beautiful surroundings, Pisa is an excellent destination for travellers looking to explore the best of Tuscany.

If the coast is more your scene, the Tuscan coast is within easy reach and offers miles of beautiful beaches and crystal-clear waters, including the popular resorts of Forte dei Marmi, Viareggio, and Livorno.

The Tuscan landscape is considered among the best that Italy has to offer, with its rolling hills, lush forests, olive trees and vineyards, and charming towns. Visitors can enjoy wine tasting, explore ancient ruins, and soak up the region's rich history and culture.









Local Amenities

Nearest Airport	**Pisa (30km)**

Nearest Airport 2	**Florence (75km)**
Nearest Train Station	**Cascina (16km)**
Nearest Village	**Fauglia (3km)**
Nearest City	**Pisa (30km)**
Nearest Supermarket	**Fauglia (3km)**
Nearest Restaurant	**Fauglia (3km)**
Nearest Beach	**Rosignano Marittimo (21km)**
Nearest Tennis	**(On site)**
Nearest Golf	**(30km)**

What we love

- Perfectly located for exploring Pisa and Livorno, easily reached within half an hour
- A beautiful Tuscan countryside setting with lush gardens
- Enjoy a game of tennis, cool off in the private pool and then gather to dine al-fresco by the wood-burning oven
- The medieval villages Volterra, Castagneto Carducci and Bolgheri are only an hour's drive away
- Expect traditional Tuscan architecture, featuring terracotta floors, wooden beams, and stone walls

What you should know...

- Air conditioning is available in the bedrooms only.
- The staircase is steep and narrow, please take care and supervise young children.
- Please note that a car is necessary to enjoy the surrounding amenities.
- 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:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 5.00 p.m - 8.00 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. If accepted, a pet supplement of €125 per pet per week will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note air conditioning is available in the bedrooms only. 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 groups or guests aged 18 to 25 are not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €350, payable locally. 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:** 5 nights.

- **Heating costs included?:** Yes.

- **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 opening dates?:** The pool is open approximately beginning-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.