

# I Pesci Rossi

Region: Liguria    Sleeps: 8

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## Overview

I Pesci Rossi is an elegant and spacious home within a leafy Ligurian neighbourhood. With a sandy/pebbly beach and a pretty village within walking distance and attractions such as the Magra river and the town of Lerici under 10km away, the villa is a fantastic base for a holiday with family or friends.

The home sits in a large garden which spans 5000m<sup>2</sup> and offers guests lawned spaces with established trees and floral planting. The garden is a peaceful space where guests can getaway from it all and unwind in the Italian sun. You are sure to wish to spend lots of time out here as there is a private pool, a covered terrace with comfortable outdoor sofas and an atmospheric dining area overlooking the garden and the nearby village.

Heading indoors, you will find a warm and welcoming house which is set over three floors. On the ground floor is the main living space which is all open plan and offers a sociable space where guests can come together in the evenings. The room contains a sitting area with sofas and a fireplace and winds around to a dining table under a beamed ceiling. You can prepare meals and snacks in the well-equipped, modern kitchen which has everything you will need and opens out on to the garden. One of the home's four bedrooms and a contemporary family bathroom are also set on this floor.

On the first floor and second floor you will find two more double bedrooms which each have a bathroom. The rooms have been carefully decorated and each have an individual colour palette and views over the garden.

The final bedroom is set apart from the main villa in an independent annexe and would be great for a couple or grandparents who may like some privacy. The annexe has



a bedroom, kitchenette and a bathroom so is a self-contained unit.

When spending a holiday at I Pesci Rossi, guests can indulge in delicious meals prepared by a private chef. Your booking will include half board catering so you can tuck in to sumptuous breakfasts each day and select between lunch and dinner too. You can opt to dine indoors or on the spacious terrace in the garden and will be served by the butler. You can also book a range of extra services and experiences such as cookery classes, guided tours, wine tastings, yacht trips, private transfers and grocery shopping.

When you wish to head out for the day, you are only a stone's throw away from the tranquil, Punta Corvo Beach and from Montemarcello where you will discover a number of cafes, bars and restaurants.

For a wider array of shops, eateries, historic attractions and lovely beaches, you can visit Lerici which is just 9km away. Nature lovers will be happy to know that the home is located within the Montemarcello-Magra Park which follows the nearby Magra River. Visitors can take part in water sports, fishing and sailing lessons on the river and also hike through the stunning Val di Magra. You can also take boat trips from Bocca di Magra to the beloved Cinque Terre villages, the closest of which is 33km away.

## Facilities

Wi-Fi/Internet • TV • Walk to Beach • Coffee Machine • Wine Tasting • Hairdryer • Air-Con • Golf Nearby • Villa • Ground Floor Bed & Bath • Boat Trips • Tennis Nearby • Historical Sites • Watersports • Walking/Hiking Paths • Walk to Village • Cots (Cribs) • Private Pool • Beach Nearby • Chef/Cook Included • Half Board • Water excursions/Boat trips • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Dishwasher • Heating • Ceiling Fans • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (160m2)

### Main villa

#### Ground Floor

- Living room with armchair, sofa, fireplace and TV
- Open-plan kitchen and dining space with dining table, oven, hob, fridge freezer, dishwasher, microwave, toaster and Moka pot
- Bedroom with queen-sized bed
- Bathroom with shower, sink, bidet and WC

#### First Floor

- Bedroom with balcony access, queen-sized bed, dressing room and en-suite bathroom with shower, sink, bidet and WC

#### Second Floor

- Bedroom with queen-sized bed and guest WC

### Annexe

- Bedroom with French-sized double bed
- Kitchenette
- Bathroom with shower, sink, bidet and WC

## Outside Grounds (5000m2)

- Private swimming pool (10m x 5m; depth: 150cm) open approximately mid-May to end of October
- Fenced landscaped garden with trees and lawns (2000m2)
- First floor terrace with table
- Large covered terrace with outdoor sofas
- Al-fresco dining table
- Poolside sun loungers
- Outdoor shower
- Barbecue

### Facilities

- Wi-Fi
- Air conditioning in ground floor bedroom only
- Ceiling fans
- Central heating
- TV
- Fireplace
- Hairdryers





## Location & Local Information

Located just over 1km away from Liguria's sweeping coastline, I Pesci Rossi enjoys a delightful setting within a wooded residential area. The home is perfectly positioned for taking day trips to Lerici, La Spezia and the famous Cinque Terre villages.

Though catering is available at the villa you may wish to dine out one evening or pop out for a morning coffee. If so, the closest bars, cafes and restaurants are just a short stroll away in Montemarcello. In the other direction is Punta Corvo Beach, a quiet, sandy/pebbly cove where you can relax and sunbathe. This is just one of many beaches dotted along the coast, where you can find everything from natural free beaches to luxury beach clubs with sun loungers and beach bars.

9km away from the villa is the busy town of Lerici where you will find plenty of shops, eateries and attractions. Lerici is famous for its picturesque coastline which was once used as a source of inspiration for poets such as Lord Byron and Percy Shelley, earning the area the name "the Gulf of Poets." In town you can dine and shop around the bustling main square, the Piazza Garibaldi and visit the amazing Venus Azure beach which has been awarded Blue Flag status.

Another wonderful place you can visit within easy reach of the villa is La Spezia, a city set 19km away from the home. Due to its proximity to the Cinque Terre villages, the city is often overlooked by tourists, but you should definitely stop off here if you get the chance. You will find a charming old town here packed with historic buildings such as the medieval Castello di San Giorgio which is a staggering castle and also an archaeological museum as well as winding streets lined with craft shops and authentic trattorias. The busy port is overlooked by sea food restaurants where you can dine on the catch of the day or pick up fresh produce at the markets.

One of the main attractions in this region is of course the beautiful, UNESCO protected Cinque Terre villages. The



closest village is Riomaggiore, the southern-most village in the collection of five colourful fishing villages. Riomaggiore is 33km away and is best reached by train or by taking an organised boat trip. It is also possible to follow hiking trails through the mountains to each of the villages, stopping off for a refreshing drink or a bite to eat at each one along the way. You can opt to visit all of the villages or just focus on one; each has its own charm and character and offer amazing architecture, sea views and traditional restaurants. The villages are often busy in the summer months, so try to set off early to beat the crowds!

Local Amenities

Nearest Airport	Pisa Airport (72km)
Nearest Airport 2	Genoa Airport (122km)
Nearest Village	(450m)
Nearest Town	Lerici (9km)
Nearest City	La Spezia (19km)
Nearest Restaurant	(350m)
Nearest Shop	(450m)
Nearest Golf	San Terenzo Lerici (9km)
Nearest Tennis	Circolo Tennis Lerici (12km)
Nearest Beach	(1km)

## What we love

- Your visit to this charming home includes half-board catering, as well as a chef and a butler, giving you the opportunity to make the most of your holiday and put your feet up!
- The villa's garden is the perfect place to unwind in the sun and boasts a large covered terrace and a private swimming pool
- If you wish to dine out in the evening as the closest restaurants can be found a short walk away in the village of Montemarcello.
- The nearest beach is also in walking distance, and slightly further afield is the bustling town of Lerici, which has lots of attractions

## What you should know...

- Please note that air conditioning is available on the ground floor bedroom only.
- One of the home's bedrooms is set within a separate dwelling in the grounds which would suit a couple wishing for privacy.
- The manager of the villa lives within the grounds in a separate home but shares the same entrance.
- A chef service is included in your booking. The food and beverages consumed will be billed separately.
- A car is essential for staying here, there is public parking available just 500m away from the home.
- 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:** €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. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **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 €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. Please note that the villa manager lives on-site in an independent annex, separated from the villa with a shared entrance gate. Please note that air-conditioning is available in the ground floor bedroom only. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €200, payable locally. This is for a standard changeover clean. 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 during the rest of the year. All other durations on request.
- **Heating costs included?:** Extra €40 per day, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 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 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:** Requested.