

Villa Annabelle

Region: Tuscany **Sleeps:** 18

Overview

This grand Italian villa with the most beautiful landscaped gardens offers you the quintessential Tuscan experience near Lucca, perfectly located within easy reach of Pisa, Florence and even the Cinque Terre coast.

In a small village just a short drive from Lucca's enchanting medieval towers, Villa Annabelle is an exquisitely restored 18th century residence that welcomes 12 guests, set in two hectares of parkland. In very recent years it has been completely renovated by its new owners under the careful watch of some of Italy's finest architects - the result is truly incredible.

Across the main villa guests can luxuriate in the elegant interiors of the lounges, dining room and kitchen whilst six gorgeous bedrooms each feature their own marbled bathroom with robes, slippers and high-end toiletries. Indeed, you should expect the very best across this luxurious Tuscan abode with original Tessieri tiles and Murano chandeliers alongside rustic terracotta floors and a blend of antique and modern Italian furnishings.

For an additional six guests, a separate guesthouse within the estate can be added to your booking, subject to a supplement; a former farmhouse which is simpler in style to the decadent villa yet still exudes traditional Tuscan charm across its living room, kitchen and three en suite bedrooms.

Back to the main villa, discover the indoor swimming pool and wellness area with its spa and hammam – various treatments and massages can be arranged. Indeed, the villa owners take pride in the services they can offer such as in-house wine-tasting, vineyard tours and other personalised excursions. An Italian buffet breakfast is provided, as is daily housekeeping, whilst a chef can be



booked to prepare delicious Tuscan feasts using the very best local ingredients, including fresh produce from Villa Annabelle's kitchen garden.

Make sure you try the limoncello, candied fruit and jams made from the lemons and kiwi fruit grown across the 2-hectare parkland, not to mention extra virgin olive oil and even home-made soap created from the villa's many olive trees. Every corner of the parkland offers a different experience from enjoying breakfast on the vast terrace and strolling by the fountains and cypress trees to making the most of the outdoor summer swimming pool or sitting by the lake. There is even a wedding garden where you can say your vows beneath the white marble gazebo, such a delightful spot for a picture-perfect wedding ceremony in Tuscany.

Villa Annabelle is a wonderful base for exploring this captivating region whether cycling around Lucca's medieval walls and admiring the exquisite beauty of its Renaissance palaces and pretty squares, or spending the day visiting the cities of Pisa and Florence. Idyllic hilltop villages and historic towns await including Collodi, Vinci, San Miniato and Montecatini Terme or drive just half an hour to soak up the ambience of Tuscany's coast at Viareggio and Forte dei Marmi.

The most romantic of souls should venture a little further to the Golfo dei Poeti following the footsteps of Shelley and Byron or head to the extraordinary landscapes of the Cinque Terre, now classified as a UNESCO World Heritage site, before returning to the magnificence of your historic Tuscan home.

Facilities

Maid Service Included • Special Offer • Has Offer • Weddings • Villa • Marquee Hire Permitted • Wow Factor • Tennis Nearby • Lift • Spa/Massage • Walk to Village • Romantic • Cots (Cribs) • Bicycles Provided • Air-Con • Golf Nearby • Wi-Fi/Internet • Chef/Cook Available • Outdoor Ceremony • Flexible Catering Options • Allow External Caterers • Wellness • Indoor Reception Available • Nearby Church/Chapel • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Catering Available • Babysitting Available • On-Site Concierge • Breakfast Included • Children's books • Swings • Property host • Slide • Private Pool • Heated Pool • Indoor Pool • Ideal for Babies &

Toddlers • Ideal for Kids • Baby bath • Ideal for Teens • Pets on Request •
Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer •
Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite
• Tennis Court • Smart TV • Satellite TV • Wheelchair Access •
Sauna/Steam • Wine Cellar • Working Fireplace/Woodburner • Heating •
High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting •
Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

- 1.) 12-person price: Main Villa only.
2.) 18-person price: Main Villa and Guest House. (Please note the guest house is simpler in style compared to the villa, so may be best suited for older teens or accompanying staff)

Main Villa Interiors

Main Floor (via steps)

- Living room
- Formal dining room for 12 guests
- Library
- Kitchen, fully-equipped including dishwasher, oven, hob, microwave, fridge, freezer, coffee machine, toaster, kettle, blender

First Floor

- Living room
- Bedroom (32m²) with king-size double bed (can be converted to twin beds on request) and en suite bathroom with bath/shower
- Bedroom (25m²) with queen-size double bed (can be converted to twin beds on request) and en suite bathroom with shower
- Bedroom (38m²) with king-size double bed (can be converted to twin beds on request) and en suite bathroom with bath and shower

Top Floor (sloping wood-beamed ceilings)

- Living room
- Bedroom (32m²) with king-size double bed (can be converted to twin beds on request) and en suite bathroom with shower
- Bedroom (28m²) with queen-size double bed (can be converted to twin beds on request) and en suite bathroom with shower
- Bedroom (25m²) with queen-size double bed (can be converted to twin beds on request) and en suite bathroom with shower

Basement

- Indoor swimming pool (5x5m, depth: 1.4m) with hydromassage jets, open all year round and heated October to May (outside this time, indoor pool heating is subject to a supplement)
- Sauna and hammam (2 hours use per day)
- Relaxation lounge
- Spa treatment room
- Well-stocked private wine cellar

Guest House (available on request)

- 3 x Bedrooms with double beds and ensuite bathrooms with showers
- Living room and kitchenette

Outside Grounds (20,000m²)

- Swimming pool (18.5m x 8m, depth: 1.4m). Open approximately May to October
- Poolside sun loungers (x12)



- Main terrace
- Various other al-fresco dining and lounge areas
- Barbecue
- Art garden
- Wedding garden with white marble gazebo
- Organic kitchen garden (used by on-site chef)
- Olive trees
- Lemon trees
- Kiwi fruit pergola (50m long)
- Fountain and other water features
- Swing and slide
- Bikes (4)
- Tennis court
- Helipad
- Lake
- Parking

Facilities

- Wi-Fi
- Air-conditioning (throughout the main villa)
- Heating
- Fireplace
- Lift (all floors of main villa)
- Satellite and Smart TV
- Central music system
- Robes and slippers
- Children's books and toys
- Mosquito nets
- Ironing facilities

Location & Local Information

Villa Annabelle is set in a small Tuscan village just outside the beautiful town of Lucca. With views of the surrounding hills, the village features a couple of restaurants as well as a beautiful and historic church.

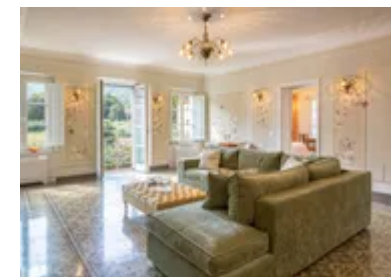
Here you are just 8km from the heart of historic Lucca, one of Tuscany's true gems with its medieval walls, enchanting lanes, pretty squares, Renaissance architecture and impressive towers. Hiring bikes and cycling the city walls is a must – stop off for a picnic beneath the shady trees or let kids find space to play as you take in the gorgeous views.

Of course, the more famous tourist destinations of Pisa (17km) and Florence (84km) are also easily reached by car or train and the villa's concierge can arrange private tailor-made itineraries. Other excursions that can be organised include vineyard visits, wine and culinary tours, truffle hunting, golf, tennis and horse-riding as well as e-bike and Vespa or Fiat 500 rental.

Away from the main tourist sites, spend time exploring the charming Tuscan village of Collodi (23km), home to the Pinocchio Park for youngsters, or visit the birthplace of Leonardo da Vinci near Florence in Vinci (48km). The spa town of Montecatini Terme (35km) is lovely day out – take the old funicular up to the old village above the town for spectacular views.

Another great advantage of this part of northern Tuscany is that you are close to the coast with the vibrant summer seaside resorts of Viareggio and Forte dei Marmi around half an hour away, great for watersport enthusiasts as well as beach lovers.

Even further north is the wonderful Ligurian coastline from the romantic villages and little bays dotted along the Golfo dei Poeti to the magnificent scenery of the Cinque Terre National Park, nowadays classified as a UNESCO World heritage site.



Local Amenities

Nearest Airport	Pisa Airport (20km)
Nearest Airport 2	Florence Airport (65km)
Nearest Train Station	Lucca (8km)
Nearest Village	In a small village (0km)
Nearest Restaurant	In the village (Around 300m)
Nearest Supermarket	Carrefour Express (4km)
Nearest Town	Lucca (8km)
Nearest Beach	Viareggio (30km)
Nearest Golf	Forte dei Marmi Golf Club/Golf Montecatini Terme (41km/42km)
Nearest City	Pisa (17km)

What we love

- Embrace the historic elegance of this 18th century villa near Lucca set in the most beautiful landscaped parkland with a glorious swimming pool, wedding garden and lake
- A delicious Italian breakfast is prepared each morning and daily housekeeping is included
- The indoor swimming pool and spa/hammam is yet another touch of luxury – massages and wellness treatments can be arranged
- Try the limoncello, jam, candied fruit and extra virgin olive oil which are produced from the garden's many lemons, olives and kiwi fruit
- Tailor-made activities can be organised from guided tours of Lucca, Florence and Pisa to vineyard tours and private wine-tasting in the villa's professional wine cellar

What you should know...

- The 12 person price includes the main villa only. The 18-person price includes a separate 3-bedroom guesthouse available for an additional 6 guests - please enquire for further details.
- If booking the separate guesthouse as well, please note it is simpler in style compared to the villa, so may be best suited for older teens or accompanying staff.
- The hamman and sauna are available to use up to two hours per day on a complimentary basis – please arrange in advance. After this there is an hourly charge.
- Children will adore the vast space in the garden - with the fountains, water features and lake they will need to be supervised as they explore.
- Air-conditioning is featured throughout the main villa. If you also rent the separate guesthouse, mobile a/c units are provided in the bedrooms.

Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 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 (see below re. indoor pool heating and sauna/hamman use).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. The 12 person price includes the villa only. The 18-person price includes a separate 3-bedroom guesthouse available for an additional 6 guests - please enquire for further details. The hamman and sauna are available to use up to two hours per day on a complimentary basis – please arrange in advance. After this there is an hourly charge. Air-conditioning is featured throughout the main villa. If you also rent the separate guesthouse, mobile a/c units are provided in the bedrooms.
- **Changeover day:** Saturday in June, July, August and September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes and daily housekeeping included. 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?:** No.
- **Minimum stay:** 7 nights in June, July, August and September. 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** The indoor swimming pool is heated free of charge from October to May. Outside this time there is a charge of €400 per week for indoor pool heating, to be requested in advance and payable locally. The outdoor 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 is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The outdoor 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. The indoor pool is open all year round (see below re. indoor pool heating).
- **Property Licence Number:** IT046007B9ZSOZBAUX.