

Villa Neccio

Region: Tuscany **Sleeps:** 14

Overview

This stunning 7-bedroom villa in Tuscany, offers a perfect blend of traditional charm and modern comfort. Nestled in the rolling Tuscan hills, the villa boasts elegant interiors with spacious living areas, tastefully decorated in classic Tuscan style.

This villa is spread across four floors, connected by a freight elevator. The basement houses a cellar and laundry room, while the ground floor features an elegant living room, spacious dining area, modern kitchen, and a toilet. Upstairs, the first floor has three bedrooms with en-suite bathrooms, and the top floor offers four more bedrooms with a mix of en-suite and shared bathrooms.

Outside, the villa's beautifully landscaped grounds include a private swimming pool, sun loungers, and shaded terraces where guests can relax and soak up the serene Tuscan atmosphere. A well-maintained garden with olive trees and fragrant flowers surrounds the property, providing a tranquil retreat.

Located just a short drive from the historic city of Lucca, the villa is ideally situated for exploring the nearby cultural attractions, luxurious villas, and natural beauty of the Tuscan landscape.



Facilities

Coffee Machine • Villa • Washing Machine • Walking/Hiking Paths • Horse Riding • TV • Wine Tasting • Air-Con • Golf Nearby • Historical Sites • Wi-Fi/Internet • Cycling • Private Pool • Chef/Cook Available • Cots (Cribs) • Lift • Rural Location • Cooking Classes Available • Transfers Available • Bathroom Toiletries • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors

Main Villa

Ground Floor

- Living room with sofas, armchair and fireplace
- Dining room
- Kitchen with stove, oven, microwave, dishwasher, fridge, toaster, coffee machine and breakfast table
- Guest WC

First Floor

- Bedroom with double bed and ensuite bathroom with shower
- Bedroom with double bed and ensuite bathroom with shower and bathtub
- Bedroom with twin beds and ensuite bathroom with hydromassage shower

Second Floor

- Bedroom with double bed and ensuite bathroom with shower
- Bedroom with French bed and ensuite bathroom with shower
- 2 x bedrooms with double beds
- Bathroom with shower and bathtub

Lower Ground Floor

- Cellar
- Laundry room with washing machine, dryer, iron and ironing board

Outside Grounds

- Private swimming pool (10m x 6m, max depth: 1.4m), open all year round
- Sunbeds and parasols
- Changing room and outdoor shower
- Italian garden with fountain
- Outdoor dining areas with gazebos and barbecue
- Parking

Additional Facilities

- WiFi
- Self-controlled heating system
- Iron and ironing board
- Baby cot and high chair (on request)



Location & Local Information

Villa Neccio is a charming holiday villa in the scenic hills of Tuscany, just 9 km from the historic city of Lucca. Known as the "city of a hundred churches," Lucca is rich in history and culture, with stunning medieval architecture and vibrant festivals such as the Lucca Summer & Winter Festival and the famous Lucca Comics & Games.

The surrounding area is dotted with over three hundred luxurious villas, many featuring beautiful gardens and fountains, perfect for leisurely sightseeing. A short 40-minute drive will take you to Pisa, home of the iconic Leaning Tower, or Montecatini Terme, a renowned Tuscan spa town offering relaxation and wellness treatments.

For beach lovers, the Versilia coast offers lively nightlife, sandy shores, and popular spots like Viareggio and Forte dei Marmi. Nature enthusiasts will enjoy Garfagnana, a region with picturesque mountain trails and quaint villages, ideal for hiking and mountain biking. Local cuisine highlights include Tuscan specialties like fresh pasta, hearty soups, and exquisite olive oil, offering an authentic taste of the region's culinary traditions.

Local Amenities

Nearest Airport	Pisa International Airport (42 km)
Nearest Airport 2	Amerigo Vespucci Airport (72 km)
Nearest Supermarket	(2 km)
Nearest Restaurant	(2 km)
Nearest Bar/Pub	(4 km)
Nearest City	Lucca (9 km)
Nearest Beach	Spiaggia della Lecciona (36 km)
Nearest Golf	Golf Vicopelago (13 km)



What we love

- Accommodates up to 14 guests with 7 elegantly furnished bedrooms within the main villa.
- Beautifully landscaped grounds featuring a private swimming pool and relaxing sun loungers.
- Situated near the historic city of Lucca, it is perfect for exploring Tuscany's cultural attractions, natural beauty, and famous landmarks.

What you should know...

- We recommend hiring a car to be able to explore everything this beautiful region has to offer.
- This property has private parking for four cars.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 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.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **Changeover day:** Friday and Saturday. All other changeover days on request.
- **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:** 14 nights over Christmas and New Year. 7 nights during all other periods.
- **Heating costs included?:** Extra cost based on consumption, 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).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** IT046017B925TDC48O.