Villa Eveo

Region: Tuscany **Sleeps:** 7

Overview

Villa Eveo offers a peaceful and private retreat in the heart of Tuscany. Situated atop a 25-hectare hill within the Vico House Estate, the property provides a comfortable and spacious environment for guests to enjoy the stunning Tuscan countryside. With its prime location and extensive amenities, Villa Eveo promises a memorable stay.

The villa features four generously sized bedrooms, each designed for comfort and tranquillity. The three bathrooms are elegantly appointed, offering modern fixtures and a soothing atmosphere. The spacious living areas include a comfortable lounge, ideal for relaxing or socialising, and a well-equipped kitchen that caters to all your culinary needs. Thoughtfully designed to blend traditional Tuscan charm with modern amenities, the interiors provide a welcoming and serene environment, perfect for unwinding after a day of exploring.

Outside, the villa is surrounded by beautiful landscapes. The property boasts a large terrace with a barbecue and pizza oven, ideal for dining al fresco while enjoying the views. A large private pool provides a refreshing space to relax and unwind, offering panoramic views of the Tuscan hills and countryside.

Villa Eveo is ideally located between Florence and Pisa, offering easy access to some of Tuscany's most renowned attractions. Just a ten-minute drive from Montecatini Terme, a charming spa town, the villa is also close to the Chianti vineyards and the exclusive beach clubs of Forte dei Marmi. Its central location makes it an ideal base for exploring Tuscany's cultural, historical, and natural highlights.









Facilities

Weddings • Air-Con • Villa • Recommended • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Eco Friendly (Sustainable) • Historical Sites • <1hr to Airport • Special Offer • Maid Service Included • Has Offer • Has Discount • Ideal for Teens • Chef/Cook Available • Pets on Request • Heated Pool • Outdoor Ceremony • Parking Space • Allow Ceremonial Fire • Wi-Fi/Internet • Allow Fireworks • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Nearby Church/Chapel • Hairdryer • Outdoor Pursuit & Activities • TV • Indoor Games • Tumble Dryer • Safety Deposit Box • Smart TV • Heating • Spa Treatments Available • Uses solar energy • Committed to Renewable and Green Energy

Interior & Grounds

The Villa (270sqm)

Ground Floor
- Entry with wardrobe
- Spacious Living area with fireplace
- Library and TV room with 55“ Loewe TV and Amazon-Fire Stick
- Fully equipped Kitchen with Gaggenau Appliances and finest Ginori Porcelain
- Carrara Marble Dining Table for 10 with comfy cushions in Minotti fabrics.
- Fully equipped Laundry Room

First Floor
- Bedroom 1: Master Bedroom with King-size Simmons Heavenly Bed, Minotti Fabrics, Walk-In Wardrobe and en-Suite Carrara Marble Bathroom with Rain shower.
- Bedroom 2: Deluxe Double Room with King-size Simmons Heavenly Bed, Minotti Fabrics.
- Bedroom 3: Cosy Red-Room with 3 Single Beds, furnished with Manuel Canovas Fabrics.
- Separate Carrara Marble Bathroom with Rain shower.

Second Floor
- Bedroom 4: Spacious Suite with King-size Simmons Heavenly Bed, Minotti Fabrics, - Open Wardrobe and en-Suite Carrara Marble Bathroom with Rain shower
- Comfortable Sofa Bed that sleeps up to two

Outside Grounds
- 25 hectares of privacy
- Terrace (100m2)with Dining, Lounge, Sunbeds and Deckchairs
- Pizza-Oven (only to be used by private chef) and BBQ
- Pool with chlorine system (10x 5m; depth 1.4m)
- Private Parking
- Olive Grove with over 400 trees

Additional Facilities
- Wi-Fi (Starlink)
- Air-conditioning (in bedrooms)
- Toiletries
- Fresh sheets and towels
- Simmons Heavenly Mattresses
- Mosquito nets (all rooms)
- Extra beds and sofa beds (on request)
- Fire and smoke detectors
- Security cameras on outside areas









Location & Local Information

Nestled in the rolling hills of Tuscany, Villa Eveo is perfectly positioned between the historic cities of Florence and Pisa. The villa is just ten minutes from Montecatini Terme, a charming spa town renowned for its Belle Epoque architecture and thermal baths. This picturesque town offers a variety of restaurants, cafes, and boutiques, providing ample opportunities to enjoy local Tuscan cuisine and explore its rich history. Guests can also visit the nearby Montecatini Alto, an ancient village offering stunning views and cobbled streets lined with traditional Tuscan shops and eateries.

The region is also known for its world-class vineyards, with the Chianti wine region nearby, offering tours and tastings. For those seeking beachside relaxation, Forte dei Marmi, with its exclusive beach clubs and upscale shops, is only a 45-minute drive away. The area is steeped in history, offering guests the chance to explore Tuscany's art, culture, and scenic landscapes at every turn.

Local Amenities

Nearest Airport	**Florence Airport (58km)**
Nearest Airport 2	**Pisa International Airport (70km)**
Nearest Bar/Pub	**Marliana (2.5km)**
Nearest Beach	**Viareggio (62km)**
Nearest Golf	**Golf Montecatini Terme (16km)**
Nearest Restaurant	**Marliana (4km)**
Nearest Town	**Pistoia (15km)**
Nearest Village	**Marliana (4km)**
Nearest Supermarket	**Marliana (2.5km)**









What we love

- Villa Eveo offers unparalleled privacy, nestled on a 25-hectare hill with breathtaking views of the Tuscan countryside and Montecatini Alto.
- Just 10 minutes from the historic Montecatini Terme, where you can indulge in thermal baths and explore charming Tuscan streets.
- The villa features a spacious terrace with a barbecue and pizza oven, perfect for enjoying al fresco dining while soaking in the views.
- Enjoy Frette bed linens in all the bedrooms for that extra touch of luxury and comfort.
- This villa uses solar panels, powering air conditioning in the hotter months and supporting pool heating in the cooler ones!
- Daily housekeeping is included, adding a touch of luxury that makes all guests' stay truly effortless and enjoyable.

What you should know...

- The villa is located on a hilltop, which means there are some steep paths and stairs leading to the property, which may not be suitable for those with mobility issues.
- The property is quite secluded, so a car is necessary for easy access to local amenities and attractions.
- The last 500 meters leading to the villa are along a gravel road. It is easily accessible with any standard passenger car. A low-clearance sports car may have difficulty, but an SUV is not required.
- Although this villa is a wonderful retreat for families, it is recommended for children 8 years old and above as the pool is not fenced, and there are steep exterior and interior steps that may not be ideal for young children. A maximum of 2 children are allowed.
- Children under the age of 8 are allowed only on request and with prior agreement from the owner. Please enquire in advance if you are travelling with young children. Please enquire for further info. Please enquire for further info.
- Please note the pool is fitted with a heating system but it is not heated. Pool heating is rarely necessary between June and September due to outside temperatures and full sun exposure. Heating can be used should pool temperature drop below 27°C. Please enquire for more details.
- Please note that the village of Marliana is just over a 2 km walk away, while the driving distance is approximately 2.5 km.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00 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, fair usage policy applies. Air conditioning excess charged extra, 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.
 Please note home security devices are installed outside the villa, please enquire for further information.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 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.,br>

- **Changeover day:** Saturday and Sunday in July, August and September. Flexible during all other periods.

- **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.

- **Other 2:** This villa although a wonderful retreat for families is recommended for children 10 and above as the pool is not fenced, there are steep exterior and interior steps that may not be ideal for young children. Children under the age of 10 are allowed only on request and with prior agreement from the owner. Please enquire in advance if you are travelling with young children. Please enquire for further info.

- **Minimum stay:** 7 nights in July, August and September; 5 nights during all other periods. All other durations on request.

- **Heating costs included?:** Yes, fair usage policy applies. Excess charged extra, payable locally.

- **Pool heating charge?:** Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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 towels included?:** Yes.

- **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.