

# Il Prugnolo

Region: Tuscany Sleeps: 16

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## Overview

Il Prugnolo is an elegant 17th-century villa in the heart of Tuscany, beautifully restored to accommodate up to 16 guests in style and comfort. Set on a hilltop in the protected Montalbano area, the estate includes eight spacious bedrooms—six with king-size beds and two with twin beds—across the main house and a private annexe. Interiors blend rustic charm with refined elegance: terracotta floors, wooden beams, wrought iron details, and warm tones evoke timeless Tuscan character.

The villa is designed for relaxation, with multiple lounges, a home theatre, a piano, library nooks, and a grand dining room with a fireplace. Two kitchens, including a professional one with a central island, serve the wood-fired pizza oven and outdoor pergola dining area. Each bedroom features a private bathroom, an HD smart TV, air conditioning, and views over the gardens, countryside, or pool.

Outside, the beautifully landscaped grounds include an infinity pool surrounded by olive and citrus trees, a shaded solarium, and a bar area. A wellness zone features a gym, Turkish bath, and outdoor hot tub with panoramic views. Set near Florence, Lucca, and Montecatini Terme, Il Prugnolo is the perfect base for an unforgettable Tuscan escape.



## Facilities

Golf Nearby • Air-Con • Wine Tasting • Villa • Private Pool • Cycling • Historical Sites • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Pets on Request • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • All Bedrooms En-Suite • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Spa/Massage • Tourist Towns & Villages • Table Tennis • Gym/Fitness Room • Hot Tub • Dishwasher • Microwave • Smart TV • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors

### Main Villa

- Living room with sofas and pianos
- Home theatre
- Dining room
- Pizza-making area and large wood-burning oven
- Living room with reading corner
- Kitchen with fireplace
- Kitchen with gas stovetop, oven, blender, microwave, dishwashers, fridges and espresso machine
- 2 x bedrooms with twin beds and ensuite bathrooms
- 4 x bedrooms with king-size beds and ensuite bathrooms
- Suite with a bedroom with king-size bed and two private bathrooms

### Annexe

- Suite (across two levels) with a bedroom with king size bed, living room and private bathroom

### Wellness area

- Gym
- Turkish bath

## Outside Grounds

- Infinity pool (23m x 4.5m, depth: 1m - 1.4m), open from approximately June to September
- Solarium with sun loungers
- Garden
- Outdoor dining
- Barbecue and pizza oven
- Outdoor shower
- Hot tub
- Ping pong table
- Parking

## Facilities

- WiFi
- Air conditioning
- Smart TV
- Heating
- Fireplace
- Piano
- Hairdryer
- Iron and ironing board
- Washing machine



# Location & Local Information

Set atop a hill in the heart of the Montalbano protected area, Il Prugnolo offers a serene retreat amid the timeless landscapes of Tuscany. Located at 200 meters above sea level, the villa enjoys sweeping views over the medieval village of Montevettolini, the lush plains stretching toward Montecatini's golf course, the wetlands of Padule di Fucecchio, and the distant ridges of Mount Serra.

This region is rich in culture, history, and natural beauty. Guests can explore nearby walking and cycling trails through vineyards, olive groves, and forests. The Padule di Fucecchio nature reserve is a haven for birdwatchers and nature lovers, while the historic spa town of Montecatini Terme offers wellness treatments and Liberty-style architecture. Day trips to Florence, Lucca, and Pisa—each within an hour's drive—reveal Tuscany's artistic and architectural treasures.

Local cuisine is a highlight, with rustic trattorias serving specialties like wild boar ragù, pecorino cheese, and fresh handmade pasta. Markets and festivals in nearby villages showcase traditional crafts, wines, and olive oils. Whether you're seeking cultural immersion, outdoor adventure, or simple relaxation, Il Prugnolo's location places you at the heart of an authentic Tuscan experience.

## Local Amenities

Nearest Airport	<b>Amerigo Vespucci Airport</b> (56km)
Nearest Airport 2	<b>Pisa International Airport</b> (75km)
Nearest Village	<b>Montevettolini</b> (9km)
Nearest Restaurant	<b>Montevettolini</b> (7km)
Nearest Bar/Pub	<b>Montevettolini</b> (8km)
Nearest Town	<b>Montecatini Terme</b> (14km)
Nearest Supermarket	<b>Montecatini Terme</b> (13km)
Nearest Golf	<b>Golf Montecatini Terme</b> (7km)
Nearest City	<b>Florence</b> (57km)



## What we love

- Lovingly restored, the villa blends historic Tuscan character—terracotta floors, wooden beams, wrought iron accents—with modern amenities.
- The landscaped grounds feature a stunning infinity pool with panoramic views, an outdoor hot tub and a shaded pergola dining area.
- Guests can enjoy a fully equipped gym with views over the countryside, a Turkish bath for deep relaxation, and open-air wellness areas surrounded by nature.
- Set in the peaceful Montalbano hills near Montecatini Terme, Il Prugnolo is within easy reach of Florence, Lucca, and Pisa, offering seclusion and access to Tuscany's cultural treasures.

## What you should know...

- We recommend hiring a car to explore this beautiful region. The last stretch of the road leading to the villa is unpaved, so an appropriate vehicle is necessary (please enquire for more details).
- Seven bedrooms are in the main villa, and one is in a separate annexe.

# Terms & Conditions

- **Security deposit:** €1500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 6.00 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, and change once per week included.
- **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 may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €500, 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:** 4 nights from approximately end-May to beginning-September. 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately June to 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.