Villa Apuana

Region: Tuscany **Sleeps:** 10

Overview

At the foot of the Versilia hills, where the Apuan Alps rise behind olive groves and cypress trees, Villa Apuana offers a refined yet relaxed base for discovering both Tuscany's coast and countryside. Modern in style and generous in space, this exclusive villa sleeps up to ten guests across three levels, blending contemporary comfort with easy outdoor living.

Set within 4,000 square metres of fully fenced grounds, the villa is surrounded by lawn, flowering shrubs and mature trees that create a peaceful, private setting. A large wooden loggia with stone paving extends from the living room and kitchen, forming the heart of outdoor life. Here, a dining table, stone barbecue and traditional pizza oven invite long lunches and relaxed evening feasts beneath the Tuscan sky.

Inside, the atmosphere is bright and airy. Marble floors and clean-lined furnishings give the home a smart, modern feel. The ground floor opens into a luminous living room with sofas, fireplace, satellite television and French doors leading to the garden. Two steps up, a dining area connects to a well-equipped kitchen with direct access to the loggia. A studio with a single sofa bed and a guest bathroom complete this level.

Upstairs, two double bedrooms and a twin bedroom are arranged around a family bathroom with bathtub and shower. One double room benefits from an en suite bathroom with massaging shower jets and opens onto a covered terrace with countryside views. The lower ground floor, accessible from both inside and outside, hosts a spacious double bedroom with an additional bed if required, a shower room and a laundry area. Air conditioning is available in the first floor bedrooms and the basement room, ensuring comfort during warmer months.

The private swimming pool sits framed by sun loungers, umbrellas and an outdoor shower. Whether for morning laps or lazy afternoons with a book, it provides a welcome retreat after a day exploring the coast or nearby art cities.

Facilities

Villa • Sailing • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Tennis Court • Golf Nearby • Air-Con • Recommended • Wine Tasting • Private Pool • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Has Discount • Pets on Request • Special Offer • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Tourist Towns & Villages • TV • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating • Water

excursions/Boat trips • Cooking Classes Available • Babysitting Available • Playground • Food blender • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Ground Floor

- Luminous living room, with sofas, a fireplace, satellite TV, DVD and CD player and French doors with access to the garden
- Dining room
- Well-equipped kitchen
- Studio with a single sofa-bed
- Guest bathroom

First Floor

- Bedroom 1: Double bed, ensuite with shower with massaging jets, leading to a covered terrace with a stunning view
- Bedroom 2: Double bed
- Bedroom 3: Twin beds
- Bathroom with bath and shower

Lower Ground Floor

- Bedroom 4: Double bed
- Bathroom with shower
- Laundry room with washing machine and dryer

Exterior

- Parking on the premises
- Private pool (10 x 6m, 1.6m depth)
- Sunbeds, beach umbrellas and outdoor shower
- Al Fresco dining
- Built-in barbecue
- Pizza oven
- Completely fenced-in garden

Additional Facilities

- Air conditioning
- Built-in barbecue
- Wi-Fi
- Dishwasher
- Washing machine
- Baby bed
- Central heating
- Satellite TV

Location & Local Information

Villa Apuana enjoys a quiet position along a country road near Carrara, where the Versilia hills meet the marble mountains of the Apuan Alps. Despite its tranquil setting, the villa is within easy reach of both beaches and vibrant towns.

The centre of Carrara lies around four kilometres away, offering shops, cafés and access to its historic marble quarries. A food store is just one kilometre from the villa, and further amenities, including a shopping centre and railway station, are only a short drive away.

The sandy beaches of Marina di Carrara are approximately six kilometres from the property, making spontaneous seaside afternoons entirely feasible. From here, the glamorous resorts of Forte dei Marmi and Viareggio are within easy reach, while Pietrasanta draws visitors with its galleries and artistic heritage.

To the north, the Ligurian coast beckons. Lerici, Porto Venere and the Cinque Terre can be reached for memorable day trips, offering colourful harbours and dramatic coastal paths. Inland, Lucca and Pisa are accessible for cultural excursions, and Florence, though further afield, remains within reach for a full day immersed in Renaissance art and architecture.

With motorway access nearby, exploring the wider region is straightforward, allowing guests to balance relaxation with discovery.

Local Amenities

Nearest Airport	**Galileo Galilei (60 km)**
Nearest Beach	**Marina di Carrara (5 km)**
Nearest City	**Pisa (55 km)**
Nearest Ferry Port	**Lerici (20 km)**
Nearest Golf	**Forte dei Marmi Golf Club (16 km)**
Nearest Restaurant	**(2.5 km)**
Nearest Tennis	**(3 km)**
Nearest Town	**Carrara (4 km)**

Nearest Train Station	**Carrara-Avenza Railway Station (5 km)**
Nearest Supermarket	**(2 km)**

What we love

- The generous fenced garden with pool, pizza oven and shaded loggia are perfect for alfresco feasts!
- The location offers a combination of coast and countryside, with beaches just minutes away!
- The bright modern interiors and terrace boast views towards the hills.

What you should know...

- Air conditioning is available in the first floor bedrooms and the basement bedroom only.
- The swimming pool is open from 1 May to 30 September.
- The security deposit is refunded by bank transfer up to three days after departure.
- A car is recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €600 to be paid on arrival to the property in cash. The security deposit will be refunded on your departure date subject to an inspection.

- **Arrival time:** 4.00 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?:** Included in the rental price.

- **Linen & towels included?:** Included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** 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 home security devices may be installed at the villa, please enquire for further information.

- **End of stay cleaning:** Extra €250, payable locally. 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?:** Not allowed.

- **Minimum stay:** Flexible depending on season

- **Heating costs included?:** Extra €50 per week (November to April), payable locally.

- **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 connection included.

- **Pool towels included?:** Subject to an extra charge on site, please enquire for more information.

- **Pool opening dates?:** The pool is open from approximately May to end 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.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.