Villa Pineta Toscana

Region: Tuscany **Sleeps:** 8

Overview

At the foot of the Lucca hills, where pine trees rise above olive groves and the air carries the scent of sun warmed earth, Villa Pineta Toscana Vittoria offers space, privacy and the gentle rhythm of Tuscan country life. Set within fifteen thousand square metres of enclosed parkland, this elegant residence combines traditional Lucchesi architecture with generous contemporary comfort.

Recently restored with care, the 340 square metre villa unfolds across two floors. The ground level opens into an expansive living room where a refined wooden dining table sits beneath soft lighting, leading into an open lounge with deep sofas and a decorative fireplace. A second television area creates flexibility for larger groups. The professional kitchen, complete with central island and fireplace detail, is designed for sociable cooking, whether preparing simple local produce or hosting a celebratory meal. A shower room completes this floor.

Upstairs, four double bedrooms provide restful retreats, each equipped with air conditioning. The master suite enjoys a private balcony overlooking the park and a spacious bathroom with bath, shower and double basins. A further bathroom with bath serves the remaining bedrooms.

Outside, the grounds invite exploration. Lawns stretch beneath mature pine trees, with terracotta pots and flowering shrubs adding colour throughout the seasons. The rectangular swimming pool, set slightly above the house, measures twelve by six metres and is framed by sun loungers, parasols and a canopy daybed. A solar heated outdoor shower and bar table create a relaxed setting for sunset aperitifs. A dining table near the villa is ideal for long evenings outdoors, while the wood burning oven and portable barbecue add a convivial touch.

Peaceful yet well connected, this is a villa for those who appreciate generous space, greenery and easy access to Lucca and the Tuscan countryside.

Facilities

Villa • Private Pool • Ideal for Kids • Wine Tasting • Recommended • Air-Con • Golf Nearby • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Historical Sites • Cycling • Ideal for Teens • Chef/Cook Available • Has Discount • Cots (Cribs) • Special Offer • Pets on Request • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Satellite TV • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Ruins • Kid-friendly excursions • Cooking Classes Available • Babysitting Available • Playground • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Ground Floor

Large living room with a refined wooden table and TV
Open space lounge with sofas, satellite TV and decorative fireplace
Large professional kitchen with central island and decorative fireplace
Bathroom with shower (without bidet)

First Floor

Bedroom 1: Master bedroom with balcony overlooking the park, air conditioning, satellite TV, a large ensuite with bath and shower
Bedroom 2: Double bed
Bedroom 3: Double bed
Bedroom 4: Double bed
Bathroom with bath

Exterior

Outbuilding with laundry room with washing machine, sink, ironing board and iron
Parking on the premises
Private pool (6 x 12m, 1-2.2m depth) (01/06-30/09)
8 sun loungers, 1 double outdoor canopy lounger with parasol, 4 umbrellas
Solar outdoor shower with hot water
Bar table with stools for aperitifs at sunset
Al Fresco dining
Completely fenced-in garden
Portable barbecue

Additional Facilities

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

Location & Local Information

Villa Pineta Toscana Vittoria is located in the residential area of Porcari, between the historic routes of the Via Francigena and the Via Cassia, in the heart of the Lucchesia. This part of northern Tuscany is known for its gentle hills, olive groves and vineyards, producing celebrated Lucca DOP extra virgin olive oil and Colline Lucchesi DOP wines.

Just two kilometres away, Porcari offers all essential amenities including supermarkets, restaurants, cafés and a railway station, making daily life convenient. The surrounding countryside is ideal for cycling, particularly along the neoclassical aqueduct that leads towards Lucca. This scenic route passes through fields and woodland, offering glimpses of historic villas and rural churches.

Lucca itself lies only 11 kilometres away. Encircled by Renaissance walls, the city is perfect for leisurely exploration on foot or by bicycle. Elegant piazzas, Romanesque churches and intimate trattorias create a welcoming atmosphere. Nearby, the grand Villa Reale di Marlia, Villa Mansi and Villa Torrigiani stand as reminders of the region's aristocratic past, each surrounded by landscaped gardens and olive groves.

Montecarlo, 6.5 kilometres from the villa, is known for its wine production and hilltop views, while Montecatini Terme offers thermal baths and spa facilities. Within an hour, you can reach the beaches of Versilia, Pisa with its famous Piazza dei Miracoli, or Florence for world renowned art and architecture. For nature lovers, Garfagnana and the Apuan Alps provide hiking opportunities, while the Via Francigena remains one of Europe's most significant historic pilgrimage routes.

Combining rural calm with cultural richness, this location offers a well balanced Tuscan experience shaped by history, gastronomy and landscape.

Local Amenities

Nearest Airport	**Pisa International Airport (41 km)**
Nearest Bar/Pub	**(2 km)**
Nearest Beach	**Versilia Coast (40 km)**
Nearest City	**Lucca (11 km)**
Nearest Ferry Port	**Livorno (60 km)**
Nearest Restaurant	**(2 km)**

Nearest Shop	**(2 km)**
Nearest Train Station	**Porcari Station** **(2 km)**
Nearest Supermarket	**(2k)**

What we love

- The vast fifteen thousand square metre park, perfect for peaceful walks beneath towering pines!
- The elevated pool terrace with bar table, made for sunset aperitifs overlooking the gardens.
- The easy cycling access to Lucca along the historic aqueduct route.
- A car is recommended to explore the local area.

What you should know...

- The swimming pool is open from 1 June to 30 September.
- The owner lives in the attached stone barn with an independent entrance and is available if needed.
- Air conditioning is available at an extra charge in the bedrooms only.

Terms & Conditions

- **Security deposit:** €500 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:** 5.00 p.m to 8 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.

- **> If not included, what are they?:** Air-conditioning, only if used, is an extra charge of €50 per day.

- **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:** Not included. An extra €200, payable on arrival in cash to the supplier. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **Other 2:** Air-conditioning is available and is charged at 50€ per day if used.

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

- **Heating costs included?:** Included in the rental price.

- **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?:** Not Included.

- **Pool opening dates?:** The pool is open from approximately June 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.