

# Villa Anjelica

Region: Tuscany Sleeps: 22

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## Overview

Surrounded by landscaped gardens and woodland, Villa Anjelica offers rustic charm and modern comfort in the heart of the Tuscan countryside, less than 10 minutes from Lucca.

Inside, traditional features such as terracotta flooring and chestnut-beamed ceilings reflect classic Lucchese style, while contemporary touches include elegant furnishings, an open-plan layout, a 75" TV, Wi-Fi throughout, and air-conditioning in the main villa. Sleeping 20-22 guests across the main villa and a separate converted barn, the property is ideal for large groups.

The main villa accommodates 16-18 guests across eight bedrooms and seven en suite bathrooms, each with a bathtub and separate shower. The barn, accessed via steps through the garden, includes a double and a twin bedroom, a shared bathroom, and its own living, dining, and kitchen space.

A covered loggia above the barn features a pizza oven and is perfect for al-fresco dining with Tuscan wine. The outdoor space also includes a private pool, terrace, gazebo, and a well-equipped gym.

Located just 6km from Lucca's magical medieval centre and close to a local village for essentials, Villa Anjelica is well-positioned for exploring Tuscany. Visit the historic towns of Pisa and Florence, relax by the sea in Viareggio, or explore the Golfo dei Poeti and Cinque Terre. Closer to home, discover picture-perfect villages, scenic trails, and Tuscany's rich food and wine culture.

Villa Anjelica is a stylish and spacious retreat in one of Italy's most enchanting regions.

## Facilities

Ideal for Kids • Villa • Wellness • Self-Catered • Cycling • Tennis Nearby  
• Historical Sites • Horse Riding • Walking/Hiking Paths • Air-Con •  
Fishing • Wine Tasting • Private Pool • Cots (Cribs) • Chef/Cook Available  
• Ideal for Teens • Has Discount • Special Offer • Maid Service Available •  
Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet  
• Rural Location • Washing Machine • Coffee Machine • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Hairdryer • Spa/Massage •  
Tourist Towns & Villages • TV • Pool/Snooker • Laptop Friendly  
Workspace • Gym/Fitness Room • Tumble Dryer • Dishwasher •  
Microwave • Safety Deposit Box • Wine Cellar • Working  
Fireplace/Woodburner • Heating • Ceiling Fans • Board games •  
Xbox/Playstation/Wii • Bathroom Toiletries • Badminton • Croquet •  
Boules/Petanque • Ideal for Babies & Toddlers • Basketball net • High  
Chair(s) • Fenced Grounds



# Interior & Grounds

## Main Villa Interiors (sleeps 16-18)

### Ground Floor

- Entrance hall
- Large open-plan living space (split-level) with sofas, armchairs, fireplace, sound system and 75" TV
- Open-plan dining area
- Open-plan well-equipped kitchen
- Study with desk
- WC
- Gym with Technogym equipment and yoga/massage area
- Laundry room
- Bedroom with king or twin beds, en suite bathroom with bath and separate shower

### First Floor (via stone staircase)

- Large hallway with glass roof
- 5 x bedrooms with king bed or twin beds and en suite bathroom with bath and separate shower
- Bedroom with twin beds (interconnects to two of the double bedrooms)
- Bedroom with two king beds, en suite bathroom with bath and separate shower
- TV lounge

## Barn Interiors (sleeps 4 - Only available open when the 22 capacity is booked)

- Entrance hall
- Lounge with TV and French doors leading outside
- Kitchen and dining room with French doors leading to terrace
- Bedroom with double bed and French doors leading outside
- Bedroom with twin beds and French doors leading outside
- Bathroom with bath and separate shower
- Private terrace for al-fresco dining



## **Outside Grounds**

- Swimming pool (12x6m)
- Poolside terrace with gazebo
- Covered terrace with al-fresco dining and lounge area and pizza oven
- Courtyard (connecting house and barn)
- Landscaped gardens and wooded grounds (including sloping lawns and steps)
- Gated entrance and parking

## **Additional Facilities**

- Wi-Fi (Starlink system)
- Working fireplace (main house)
- Air-conditioning (main house only, not barn)
- Fans (barn)
- 75" TV
- Sound system/stereo systems
- Pool table
- Honesty bar
- Alarmed house/barn
- Ironing facilities
- Cot and high chair (on request)

## Location & Local Information

Just 6km north-west of Lucca in the picturesque north Tuscany countryside, Villa Anjelica is set just off a country road and is surrounded by landscaped gardens and wooded grounds. Within a short drive there is a village and a small supermarket handy for groceries.

Lucca (6km) is an enchanting town to explore with its exquisite architecture, pretty lanes, little squares, café terraces and restaurants. Cycle along the city walls for amazing views of the medieval towers and stop off for a picnic in one of the parks with a view.

Other gems close by include the old village of Collodi (20km), home of the popular theme park Pinocchio Land, whilst the spa town of Montecatini Terme (36km) is another great day out with its spas, shops, historic buildings and fountains. The great city of Pisa (23km) is also easily reached by car (or train from Lucca) whilst Florence (87km) is under 90 minutes away.

Another great attraction of northern Tuscany is the Versilia coastline with the bustling summer seaside towns of Viareggio (24km) and Forte dei Marmi (36km) around half an hour away or head further north to the romantic scenery and idyllic villages of the Golfo dei Poeti. You could even venture as far as Porto Venere (95km) for boat trips to La Cinque Terre National Park, a UNESCO World Heritage site, or take the scenic train from La Spezia (82km), just over an hour away by car.

### Local Amenities

Nearest Airport	<b>Pisa Airport</b> (29km)
Nearest Airport 2	<b>Florence Airport</b> (80km)
Nearest Village	<b>Sant Alessio</b> (1.5km)
Nearest Town	<b>Lucca</b> (6km)



Nearest Bar/Pub	<b>Local village (Within 1.5km)</b>
Nearest Restaurant	<b>Traditional restaurant (2km)</b>
Nearest Supermarket	<b>Small supermarket (2km)</b>
Nearest City	<b>Pisa (23km)</b>
Nearest Beach	<b>Viareggio (24km)</b>

## What we love

- With its gorgeous swimming pool and covered loggia with pizza oven, make the most of the outdoors at this gorgeous Tuscan villa surrounded by landscaped gardens and woodland.
- Inside the characterful interiors exude rustic charm alongside contemporary flair with elegant furnishings, 75" inch TVs, a sound system and other modern amenities.
- The fitness room with Technogym equipment is another great feature with space for massages and yoga.
- It's also a great base for visiting Pisa, Florence and even the Tuscan and Ligurian coastline.

## What you should know...

- The main house sleeps 16-18 guests across eight bedrooms (including an interconnecting twin and double) and the barn sleeps 4 guests across two bedrooms.
- Rates are for 12, 16, 18, 22 guests. When the lower occupancies are booked some rooms and the Annexe will be closed and not accessible to guests. The Annexe can be booked, at an additional cost, even when the lower capacities have been chosen. Please enquire for more info.
- Air-conditioning is featured throughout the main house but not in the barn.

# Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00- 7:00 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?:** 2.000 kw per week is included (Air conditioning too). After this there is a charge of €0.50/kw as per the meter readings. See below re. heating costs.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A house manager is at guests' disposal during their stay. Weddings, stag/hen parties and any special events are not allowed. Rates are for 12, 16, 18, 22 guests. When the lower occupancies are booked some rooms and the Annexe will be closed and not accessible to guests. The Annexe can be booked, at an additional cost, even when the lower capacities have been chosen. Please enquire for more info. Please note that the use of any external caterers and/or contractors is not permitted. 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.
- **Changeover day:** Saturday.
- **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?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash on arrival (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?:** The pool is open approximately May 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.