

# Villa Topazio

Region: Tuscany    Sleeps: 14

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## Overview

This gorgeous home is nestled on a hilltop, overlooking beautiful green valleys and ancient olive groves. Guests can admire the breathtaking views while dining on the terrace or swimming in the private pool. Situated on the edge of a lovely village, you can explore the nearby cities of Florence, Lucca and Pisa while enjoying the benefits of the villa's more peaceful location.

Inside this stunning casa, you'll find traditional décor that oozes elegance. In the living room, a piano acts as entertainment and an attractive addition to the room. Comfy sofas and an open fireplace make this a perfect place to snuggle up in the evening with a glass of Tuscan wine. As with the rest of the house, the ground floor kitchen has a homely feel and is filled with modern appliances to make it easy for you to cook up some fine cuisine. Cosy furnishings and meticulous attention to detail ensure your stay will be extremely comfortable with seven bedrooms for up to 14 guests.

Surrounded by ten hectares of private olive groves and gardens, you can spend the evening taking in the picturesque views. The large, inviting pool is the ideal place to make the most of the warm Tuscan sun, while the area with garden furniture offers shade – you can watch loved ones play in the pool while you take a break from the sunshine or gaze at the enchanting terraced gardens that surround you.

Located just outside a charming village, restaurants and shops are within close proximity. The locals pride themselves in creating mouthwatering cuisine which will leave you coming back for more! Three of Italy's most popular cities, Lucca, Pisa and Florence, are within easy driving distance whilst archetypal Tuscan villages, vineyards and mesmerising countryside are waiting to be



explored. Whether you want to stay nearby the villa or head further afield, there is plenty to discover across this magical region.

## Facilities

Chef/Cook Available • Rural Location • Romantic • Walk to Village • Cots (Cribs) • Villa • DVD • Air-Con • Wi-Fi/Internet • Maid Service Available • Transfers Available • Babysitting Available • Swings • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (450m2)

### Ground Floor

- Living/dining room with two sofas, one armchair, baby grand-piano, dining area and sliding glass doors leading to a terrace with countryside views
- Second living room with armchairs, fireplace and dining table and chairs for 6 guests
- Fully-equipped kitchen including electric oven, pizza oven, fridge, freezer, juice machine and wooden table
- Double bedroom with en-suite bathroom with shower, bidet, sink and toilet
- Double bedroom with French windows to terrace, en-suite bathroom with shower and bath, door leading to third bedroom with two single beds
- Bathroom with shower (on lower floor to mezzanine)
- Laundry room

### Mezzanine Floor

- Double bedroom

### First Floor (accessed via outside or inside)

- Lounge area with fireplace and piano
- Kitchen with oven, hob, dishwasher and fridge-freezer
- Bedroom with double bed and bathroom with shower and bath
- Bedroom with two single beds (can be made into double)
- Bedroom with double bed and bathroom with shower

## Outside Grounds

- Fenced, private pool (12m x 5.6m, depth 1.4m–1.5 m) open approximately April to end-September
- Sun loungers and parasols
- Pool house with changing rooms, outdoor solar shower and toilet
- Vast grounds including olive trees
- Terrace with dining table and chairs
- Comfortable seating area
- Children's area with sea-saw and swing
- Barbecue with coal
- On-site covered parking (3 cars)

## Additional Facilities

- Wi-Fi
- Air conditioning (all bedrooms and one ground floor living room)
- Piano
- Satellite TV
- Iron and ironing board
- Alarm and security system
- Fire extinguisher
- Mosquito nets
- Emergency first aid kit
- Baby bed and high chair (on request)





## Location & Local Information

Situated in northern Tuscany, Villa Topazio is set in beautiful terraced grounds and accessed via a partially unmade road. Tucked away on the edge of a lovely village, you can hike or drive to various restaurants serving delicious local delicacies.

If you are a fan of history, Pistoia has lots of fascinating sites to enjoy. The Cathedral of San Zeno, the striped church of San Giovanni Fuoricivitas and an 11th century palace are just some of the spectacular buildings you can explore. Montecatini Terme is another historical town which is filled with thermal baths. Relax in the hot waters while admiring the fascinating architecture that surrounds you.

Soak up the local culture in Florence, a city filled with all the delights that make Italy great. Indulge in a glass of red wine on the square and taste warm bread dipped in olive oil. Wander around the picturesque streets, unearthing different boutiques and stores around every corner. The city has a vibrant nightlife; various bars and nightclubs host live music until the early hours of the morning.

Lucca is another great destination that is under an hour from the villa. Ancient buildings are found all around the city, such as Lucca Cathedral and a Roman amphitheatre called Piazza dell Anfiteatro. Walk through its quaint streets and explore the different gardens, statues and buildings that make this city so beautiful. Head slightly further afield to Pisa, where you can eat, drink and see the sights. One sight not to be missed is the famous Leaning Tower of Pisa, which attracts thousands of tourists every year.

Of course, the characterful villages and stunning vineyards and olive groves of Tuscany are waiting to be explored with famous Chianti villages such as Montespertoli, Certaldo and San Gimignano, perfect for idyllic day trips further south. Siena can also be reached in under ninety minutes, another glorious city located in this spectacular region.



Beach lovers can head east to Viareggio in under an hour, a wonderful seaside town with white sands and clear blue waters. You can spend the day snorkelling, surfing or trying the different water-sports available. If you are visiting around Easter time, make sure you check out the carnival the city hosts every year. With colourful floats, dancers and lots of music, you'll make memories at this festival that will last a lifetime.

Local Amenities

Nearest Airport	<b>Florence</b> <b>(35km)</b>
Nearest Airport 2	<b>Pisa</b> <b>(78km)</b>
Nearest Town/City	<b>(900m)</b>
Nearest Restaurant	<b>(400m)</b>
Nearest Bar/Pub	<b>300m</b> <b>(200m)</b>
Nearest Supermarket	<b>(600m)</b>

## What we love

- Tucked away on a hilltop that overlooks the valleys, this villa boasts panoramic views which you can enjoy while dining al-fresco
- Take a dip in the private, fenced in swimming pool that is perfect for cooling yourself down in the warm Italian sun
- The beautiful terraced grounds include ancient olive groves
- The villa has all benefits of being situated near a lovely village while three major cities, Lucca, Pisa and Florence, are within a short drive

## What you should know...

- Air conditioning is available in all the bedrooms and the main ground floor living room only.
- One of the double bedrooms is on a mezzanine floor with an open-sided floating staircase.
- The beautiful grounds are terraced in parts and feature many steps.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m - 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?:** Included up to 300kWh. Air-conditioning is an extra cost of 0.60€ per kilowatt.
- **Linen & towels included?:** Yes and bed linen change.
- **Pets welcome?:** Small 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 not allowed. Please note that the use of any external caterers and/or contractors is not permitted. 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in high and peak season. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €300 payable locally. However, 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:** 7 nights in high and peak season, 5 nights during all other periods.
- **Heating costs included?:** Extra cost of 2€ per cubic metre, paid locally.
- **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?:** The pool is open approximately April 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.
- **Property Licence Number:** IT047020C2YUOHGV3