

# Villa Topazio

**Region:** Tuscany **Sleeps:** 14

## Overview

This beautiful hilltop villa offers sweeping views over lush valleys and ancient olive groves, best enjoyed from the terrace or the private pool. Located on the edge of a charming village, it provides a peaceful retreat while remaining within easy reach of Florence, Lucca, and Pisa.

Inside, the villa blends traditional elegance with comfort. The living room features a piano, inviting sofas, and an open fireplace, creating a cosy atmosphere for evenings with a glass of Tuscan wine. The homely kitchen, equipped with modern appliances, is perfect for preparing delicious local dishes. Seven comfortable bedrooms accommodate up to 14 guests, ensuring space for families or groups.

The villa is surrounded by ten hectares of private olive groves and gardens, offering plenty of space to relax. The large pool is perfect for sunny days, while shaded seating areas provide a cool retreat and a lovely vantage point to admire the terraced gardens.

Within walking distance, you'll find local shops and restaurants serving mouthwatering Tuscan cuisine. The surrounding countryside offers archetypal villages, vineyards, and scenic trails to explore, while the cultural treasures of Florence, Lucca, and Pisa are an easy drive away. Whether relaxing at the villa or venturing further afield, this is the perfect base for discovering the magic of Tuscany.

## Facilities

Historical Sites • Walking/Hiking Paths • Romantic • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wine Tasting • Hairdryer • Coffee Machine • Villa • Washing Machine • Cots (Cribs) • Rural Location • DVD • Maid Service Available • Private Pool • Chef/Cook Available • Transfers Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for



Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher •  
Microwave • Satellite TV • Outdoor Games • Working  
Fireplace/Woodburner • Heating • High Chair(s) • Parking Space •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages



# Interior & Grounds

## The Villa (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)
- 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

Villa Topazio is perfectly placed in northern Tuscany, surrounded by terraced grounds and reached via a partially unmade road. Just on the edge of a charming village, guests can enjoy walks or short drives to local restaurants serving authentic Tuscan dishes.

History lovers will enjoy nearby Pistoia, with its striking Cathedral of San Zeno, the striped San Giovanni Fuoricivitas church, and an 11th-century palace. Montecatini Terme offers elegant thermal baths, ideal for relaxing while soaking in the town’s historic charm. Florence, just over an hour away, invites visitors to immerse themselves in art, culture, shopping, and fine dining, while enjoying its vibrant nightlife.

Lucca, less than an hour away, enchants with its medieval walls, Lucca Cathedral, and Piazza dell’Anfiteatro. Pisa, home to the famous Leaning Tower, offers more historic wonders alongside excellent food and wine. Closer to home, Tuscany’s rolling hills reveal picturesque Chianti villages such as Montespertoli, Certaldo, and San Gimignano, while Siena’s magnificent architecture is within 90 minutes.

For a coastal escape, Viareggio’s sandy beaches and clear waters are under an hour away, with opportunities for watersports and a lively carnival in spring. This enviable location offers a perfect mix of cultural day trips, scenic countryside, and seaside relaxation.

## Local Amenities

Nearest Airport	Florence (35 km)
Nearest Airport 2	Pisa (78 km)
Nearest Bar/Pub	Casalguidi (2 km)
Nearest City	Florence (62 km)



Nearest Restaurant	Casalguidi (2 km)
Nearest Supermarket	Conad City (2 km)
Nearest Town	Casalguidi (2 km)
Nearest Train Station	Pistoia (10 km)

## 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.
- Due to its rural location a car is essential to get around and visit the neighbouring towns.

# 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. <br> Please note that the use of any external caterers and/or contractors is not permitted. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> 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. <br> 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.