Villa Flavus

Region: Tuscany **Sleeps:** 15

Overview

Relax with a glass of Tuscan red beneath the arched rose garden, gazing out over the enchanting scenery that surrounds Villa Flavus. Just a 10-minute drive from Lucca, this elegant 18th-century villa combines history and charm with modern comforts in northern Tuscany.

Once part of a wealthy Lucchese family's estate, the villa has been beautifully restored. Original details such as wood-beamed ceilings and tiled floors complement stylish interiors. The spacious living and dining areas are warm and welcoming, while the Tuscan kitchen is perfectly equipped. Modern amenities include satellite TV, Wi-Fi throughout, and a music system, ensuring convenience alongside tradition.

Eight air-conditioned bedrooms are spread across the upper floors, most with generous double beds and their own shower rooms. Each room is individually decorated, maintaining an old-world Tuscan atmosphere. Daily maid service and the option of a chef preparing breakfast and one additional meal add to the villa's appeal.

Outside, fragrant citrus trees in terracotta pots and blooming roses frame the expansive lawns. A glorious swimming pool and al fresco dining terrace take full advantage of the spectacular views, especially magical as the pool is illuminated at night.

A couple of restaurants are within walking distance, while a nearby village (2km) offers further amenities. The historic city of Lucca is a short drive away, boasting Renaissance architecture, fine restaurants, and boutique shops. For day trips, Florence and Pisa are both within easy reach, while charming towns such as Collodi, San Miniato, and Montecatini Terme are nearby. Outdoor enthusiasts will enjoy walks in the Monte Pisano foothills, horse riding









through idyllic countryside, or heading to the Tuscan coast for watersports and family fun.

Facilities

Private Pool • Ideal for Kids • Weddings • Villa • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Wine Tasting • <1hr to Airport • Walking/Hiking Paths • Tennis Court • Golf Nearby • Air-Con • Ideal for Teens • Cots (Cribs) • Maid Service Included • Has Discount • Has Offer • Special Offer • Chapel on Site • Maid Service Available • Chef/Cook Available • Pets on Request • All Bedrooms En-Suite • Heritage Collection • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • DVD • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Outdoor Games • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Board games • On-Site Concierge • Ideal for Babies & Toddlers • Football net • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa (800sqm)

Ground Floor

- Living area and TV room with Satellite TV
- Dining room
- Tuscan-style fully-equipped kitchen

First Floor

- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with twin beds (90x200cm, can be made up as double) and en suite bathroom with shower
- Bedroom with large single bed (140x200cm) and en suite bathroom with shower

Second Floor

- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower

Up to four extra beds can be requested, subject to an additional charge.

Outside Grounds

- Floodlit swimming pool (16m x 8m, depth: 1.5m), open approximately May to September. Can be fenced on request
- Sun-loungers and deck chairs
- Al-fresco dining terrace
- Barbecue
- Italian gardens
- Fenced grounds with electric gate
- Private parking
- Separate building (used as a private staff office)
- Access to helicopter pad









- Access to estate's shared tennis court (charge applies to hire rackets/balls)
- Chapel (at neighbouring villa gates)

Additional Facilities
- Wi-Fi
- Air-conditioning (bedrooms)
- Fans
- DVD library
- Music system
- Play house
- Board games
- Cot and highchair (on request)

Location & Local Information

Villa Flavus is perfectly positioned in the foothills of Monte Pisano, surrounded by olive groves and orchards yet only 6km south of Lucca. Within walking distance you'll find a couple of local restaurants and a village just 2km away. On the estate itself, guests can make use of a shared tennis court and football field (equipment available to hire), while bike rental can be arranged for exploring the Tuscan countryside or cycling Lucca's historic walls.

Lucca is a joy to visit, with enchanting squares, leafy parks, play areas, and Renaissance architecture around every corner. Stroll along its famous walls or lose yourself in the charming lanes before relaxing with a coffee in the piazza. Pisa (16km) and Florence (84km) are also easy day trips, whether by car, private driver, or train from Lucca.

Nearby Collodi is popular with families thanks to its Pinocchio theme park and butterfly house, while San Miniato, around 48km away, is one of Tuscany's prettiest hilltop villages. The spa-town of Montecatini Terme is another great outing, complete with a historic funicular to Montecatini Alto for sweeping views.

For seaside adventures, the Versilia coast is around 30–40km away, with Viareggio and Forte dei Marmi offering sandy beaches, lidos, and family fun. Adventurers can head north to Garfagnana for canyoning, kayaking, and rafting in spectacular landscapes.

Whether you prefer historic towns, coastal resorts, or countryside walks, Villa Flavus is ideally located for experiencing the very best of Tuscany.

Local Amenities

Nearest Airport	**Pisa Airport (20 km)**
Nearest Airport 2	**Amerigo Vespucci Airport (73 km)**









Nearest Bar/Pub	**Pontetetto (4 km)**
Nearest Beach	**Viareggio (30km)**
Nearest City	**Florence (97 km)**
Nearest Golf	**Alisei Golf & Country Club (36km)**
Nearest Restaurant	**San Lorenzo a Vaccoli (2 km)**
Nearest Supermarket	**Esselunga (4 km)**
Nearest Town	**Lucca (8 km)**
Nearest Train Station	**Lucca (6km)**
Nearest Village	**San Lorenzo a Vaccoli (2 km)**

What we love

- The views from the rose garden, al-fresco dining terrace and swimming pool are wonderful.
- The services on offer are superb from maid service most days to a chef available to prepare your breakfast and lunch or dinner.
- As well as historic Lucca just 6km away, there are a couple of restaurants within walking distance and a village close by.
- Florence and Pisa are perfect for days out or head to the blue-flagged beaches of Viareggio for time by the sea.

What you should know...

- Shorter stay may be available on request. Please enquire.
- Villa Flavus is part of a large estate featuring four holiday homes including Villa Monte Pisano (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-monte-pisano/) and San Colombano (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/san-colombano/). Each villa has its own grounds and swimming pool.
- Villa Flavus sleeps up to 15 guests across its eight bedrooms. Additional beds for up to four extra guests can be requested, subject to a supplement - please enquire.
- Please note the villa is accessed via steep rocky roads and a SUV is recommended.
- Air-conditioning is available in the bedrooms only.
- An optional chef service is included to prepare breakfast and either lunch or an evening meal and guests pay a set charge to cover the cost of the food. Please see the 'Extras' tab for further details and prices.
- Next to the villa is a smaller *casa* that is used as an office, mainly by the owner and his brother. They are discreet and professional at all times.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full 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:** 11.00 a.m.

- **Energy costs included?:** Up to 1000kw of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.

- **Linen & towels included?:** Yes. Changed on a Saturday and Wednesday. Additional change of linen and towels are subject to an extra cost.

- **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 on request only and subject to prior arrangement with the owner and additional charges.
 Air-conditioning is featured in the bedrooms only.
 A chef is included to prepare breakfast and one meal per day, excluding Wednesdays. If guests wish to take advantage of this service then they have to pay for the cost of the beverages and food (Please enquire for more details)
 A cot and highchair can be requested for an extra charge per item per week. Please enquire for further information.
 Villa Flavus sleeps up to 15 guests across its eight bedrooms. Additional beds for up to four extra guests can be requested, subject to a supplement - please enquire.
 Please note that the use of any external caterers and/or contractors is not permitted.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday (June-September/Christmas and NY/Easter) or flexible at other times.

- **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.

- **Other Cleaning:** Maid service available daily on a complimentary basis (except Sunday)

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights (June-September/Christmas and NY/Easter) or 3 nights at other times. Shorter stay may be available on request. Please enquire.

- **Heating costs included?:** Up to 1000kw of heating/air-conditioning and other energy usage is included, any further consumption is 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 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.