# Villa Le Fontane

**Region:** Tuscany **Sleeps:** 24

## Overview

On an estate dating back to the 13th century, an aristocratic family from Lucca built their own hunting lodge in the foothills of Monte Pisano, just outside the city walls. Villa Le Fontane is part of that grand estate and offers elegant accommodation for up to 24 guests across twelve splendid bedrooms, set in the most wonderful gardens with a majestic fountain and serene swimming pool.

The living quarters are quite magnificent, scattered across the ground floor of three wings. They include a beautiful bright living room with Satellite TV, a grand dining room for feasts under the chandeliers, a pretty music room as well as a relaxing games room with doors leading out to the al-fresco courtyard, a perfect spot for breakfast which can be prepared for you by the villa's chef in the traditional Tuscan kitchen.

Experience the Italian charm across twelve air-conditioned bedrooms, each with their own characterful features as well as lovely en suite bathrooms and courtyard, fountain or garden views.

Wander outside and admire the ornate gardens with the aromas of lemon trees and jasmine, enjoy a quiet coffee in the shade of the gazebo or spend time lazing by the inviting swimming pool. In the evening, gather together for al-fresco meals by the sound of the impressive fountain.

The services here are second to none – not just the chef who is available to prepare lunch or an evening meal if you wish, but also maid service most days and the option to arrange all sorts of extras such as cooking classes, private tours, personalised excursions and wine-tasting in your villa, selecting Tuscan reds or whites from the wine room's library.









You'll also want to find some time to explore this captivating region, after all Lucca is just a few minutes away, an exquisite town filled with some of the finest examples of Renaissance and medieval architecture. Pisa and Florence can also be visited for wonderful days out, or drive to some of the idyllic Tuscan villages and towns close by such as Collodi, Montecatini Terme and San Miniato.

Hike through the landscapes of Monte Pisano and beyond, hire kayaks near the incredible scenery of Garfagnana or spend the day at the beach in Viareggio. You can even follow the coast as far north as Liguria's spectacular Cinque Terre National Park, stopping off at some of the romantic seaside villages of the Golfo dei Poeti.

Whether exploring northern Tuscany or beyond, there is so much to discover in this alluring part of central Italy.

## Facilities

Working Fireplace/Woodburner • Ideal for Kids • Weddings • Private Pool • Walking/Hiking Paths • Wellness • Cycling • Tennis Nearby • Historical Sites • Golf Nearby • Horse Riding • Air-Con • Wine Tasting • <1hr to Airport • Cots (Cribs) • Maid Service Included • Ideal for Teens • Marquee Hire Permitted • Licensed for Marriage • Has Discount • Has Offer • Special Offer • Chef/Cook Available • Pets on Request • Outdoor Ceremony • All Bedrooms En-Suite • Allow Ceremonial Fire • Heritage Collection • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Allow Fireworks • No Corkage • Rural Location • Washing Machine • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Games Room • Indoor Games • DVD • Gym/Fitness Room • Tumble Dryer • Safety Deposit Box • Satellite TV • Wine Cellar • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Board games • On-Site Concierge • High Chair(s) • Fenced Grounds

# Interior & Grounds









**Villa Interiors**

**First Wing**

*Ground Floor*

- Living room (69m2) with fireplace and TV
- Dining room (44m2) with doors looking out to the fountain
- Guest WC

*First Floor*

- Bedroom (23m2) with twin beds (90x190cm each), fountain view and en suite bathroom with bath/shower
- Bedroom (32m2) with double bed (170x190cm), fountain view and en suite bathroom with jacuzzi bath/shower
- Bedroom (24m2) with double bed (170x190cm), fountain view and en suite bathroom with bath/shower
- Bedroom (36m2) with double bed (170x190cm), fountain view and en suite bathroom with jacuzzi bath/shower

**Second Wing**

*Ground Floor*

- Kitchen, fully-equipped including dishwasher, oven, microwave, fridge, freezer, ice-maker, toaster, blender, Nespresso machine and large table
- Music room (48m2) with fireplace and piano. Doors lead to al-fresco dining courtyard
- Games room (61m2) with billiard table (this room is used as a breakfast room in the morning). Doors lead to al-fresco dining courtyard
- Wine tasting room
- 2 x guest WCs

*First Floor (split-level)*

- Bedroom (36m2) with double bed (170x190cm), fountain view and en suite bathroom with jacuzzi bath/shower
- Bedroom (26m2) with double bed (170x190cm), garden view and en suite bathroom with bath/shower
- Bedroom (26m2) with double bed (170x190cm), garden view and en suite bathroom with bath/shower
- Bedroom (23m2) with twin beds (90x190cm each), courtyard view and en suite bathroom with bath/shower
- Bedroom (40m2) with double bed (170x190cm), sitting area, garden and courtyard views and en suite bathroom with jacuzzi bath/shower

**Third Wing**

*Ground Floor*

- Living room (46m2) with doors leading to garden
- Small gym (weights and cardiovascular equipment)
- Guest WC

- Service area and laundry room
- Staff quarters (not accessible to guests)

*First Floor*

- Bedroom (25m2) with twin beds (90x190cm each), fountain and pool views and en suite bathroom with bath/shower
- Bedroom (18m2) with small double bed (140x190cm), pool view and en suite bathroom with bath/shower
- Bedroom (42m2) with double bed (170x190cm), sitting area, garden and pool view and en suite bathroom with jacuzzi bath/shower

*Twin beds can be made up as double beds on request*

**Outside Grounds**

- Swimming pool (18x9m, depth: up to 1.8m) with flood-lighting. Open approximately May to September and can be fenced on request
- Courtyard with al-fresco dining area
- Barbecue
- Large fountain, water features and fish pond
- Italian garden
- Gazebo
- Enclosed grounds with electric gate
- Parking

**Facilities**

- Wi-Fi
- Heating
- Fireplace
- Air-conditioning (all bedrooms)
- Fans
- Satellite TV with Netflix and Sky
- DVD player
- Centralised music system
- Library
- Fitness room
- Billiard table
- Board games
- Surveillance system
- Ironing facilities

# Location & Local Information

Set in northern Tuscany, Villa Le Fontane enjoys a fantastic location in the foothills of Monte Pisano and only 5km from the historic town of Lucca.

There are a couple of local restaurants within walking distance and a grocery store and other amenities in one of Lucca's suburbs, about 3.5km in the car. Another pretty village with magnificent views of the surrounding landscapes can be reached in around 4km.

Sport lovers can hire the tennis court/football field at the owner's second estate, a 5-minute drive away. The owners can also arrange bike hire for part or all of your stay, a great way to potter around the local area, cycling past woodland, olive groves and orchards in the surrounding countryside.

Lucca is only 5km away. Start off by exploring the city walls, either by foot or bike, enjoying the exceptional views of the centre. The historic heart of Lucca is amazing with its Renaissance and medieval architecture, charming lanes, pretty squares and a wealth of lovely restaurants, bars and cafes. It's a true gem of Tuscany, often overshadowed by nearby Pisa (14km) and Florence (84km).

If you are also hoping to visit the mighty Tuscan cities of Florence and Pisa then think about getting the train from Lucca or asking the owners to arrange a private tour or personalised itinerary.

Other lovely places to discover include the medieval village of Collodi (24km), also home to the enchanting Pinocchio theme park, and the spa-town of Montecatini Terme (34km) with its boutique shops and old-fashioned funicular taking you up to the hilltop, Montecatini Alto. San Miniato (48km) is often referred to as one of Tuscany's prettiest villages whilst art-lovers won't want to miss the birthplace of Leonardo da Vinci, under an hour away in Vinci (48km).










Monte Pisano is a fantastic area for walking and mountain biking, there is horse-riding within a ten-minute drive whilst other spectacular areas for nature lovers include the Tuscan wetlands at Padule di Fucecchio (40km) and the incredible landscapes of Garfagna, a perfect place for hiking, kayaking and rafting.

Yet more summer watersports can be found along the Versilia coast in Viareggio (30km) and Forte dei Marmi (40km) or head even further north to discover the beauty of the Golfo dei Poeti and the world-famous Cinque Terre National Park - La Spezia, the gateway to the UNESCO World Heritage site, is just over an hour by car.

## Local Amenities

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|---|---|
| Nearest Airport | **Pisa Airport (18km)** |
| Nearest Train Station | **Lucca (6km)** |
| Nearest Restaurant | **(1km)** |
| Nearest Village | **(4km)** |
| Nearest Bar/Pub | **(4km)** |
| Nearest Supermarket | **Grocery store (4km)** |
| Nearest Town/City | **Lucca (5km)** |
| Nearest Tennis | **On owner's second estate (3km)** |
| Nearest Beach | **Viareggio (30km)** |
| Nearest Golf | **Alisei Golf & Country Club (35km)** |

# What we love

- Dine al-fresco by the sound of the majestic fountain in this romantic setting
- The magnificent living quarters include a music room, gym, wine-tasting area and games room
- Each of the twelve splendid bedrooms features air-conditioning and an en suite bathroom
- Take advantages of the superb services on offer from daily maid service to a villa chef
- Wander out to local restaurants whilst the wonderful city of Lucca is just a ten-minute drive away
- Visit Florence and Pisa, hike through the foothills of Monte Pisano or spend the day by the Tuscan coast

# What you should know...

- Villa Le Fontane shares the same estate as Villa Maestosa (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-maestosa/). Each villa has its own grounds and swimming pool.
- The living quarters and twelve bedrooms are spread across three separate wings – please see the "Features" tab for full details.
- Air-conditioning is featured in the bedrooms only.
- With the majestic fountain and other water features in the grounds, small children will need to be supervised.
- 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.
- Please note that the use of any external caterers and/or contractors is not permitted.

# Terms & Conditions

- **Security deposit:** €5000 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 2000kw per week 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 a charge of €122 per item per week, payable locally. Up to two additional beds may also be requested, subject to an extra charge per bed per week, payable locally. Please enquire for further information. Please note that the use of any external caterers and/or contractors is not permitted. Please note home security devices are installed at the villa, please enquire for further information.

- **Changeover day:** Saturday (May-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 (May-September/Christmas and NY/Easter) or 3 nights at other times.

- **Heating costs included?:** Up to 2000kw per week of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.

- **Internet access?:** Wi-Fi internet access included (up to 7MB).

- **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.