# Villa Monte Pisano

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

## Overview

Nestled below Monte Pisano, just 6km from beautiful Lucca, this historic villa enjoys a stunning setting in elegant Italian gardens surrounded by olive groves and pine forests, just a short walk from restaurants and a village.

With the estate dating as far back as the 10th century, you can feel the sense of history around you with its enchanting atmosphere and old-fashioned yet decadent style. Downstairs find the opulent *salone* with its grand fireplace, an impressive dining room for feasting under the chandeliers as well as a charming billiards room with French doors leading out to the lovely loggia and gardens. Set up romantic al-fresco meals on warm summer evenings surrounded by the ornate gardens with the background sounds of birdsong and trickling fountains.

Upstairs, guest rooms each with air-conditioning and their own en suite bathroom, can be found across the top two floors.

Step outside and wander around the picturesque walled gardens, admiring the peaceful water features and century-old trees. Come across the former *lemonaia*, now an impressive gym, as well as the lovely swimming pool surrounded by old stone walls, hedges, roses and relaxing sun loungers.

Set on a large estate featuring three other villas, guests can use the shared tennis court and hire bikes for local exploring. Make the most of the high-end services on offer such as daily breakfast, freshly prepared meals and on-site concierge to book wine-tastings, guided tours or excursions.

After all, there is so much to see in this alluring part of northern Tuscany. Start off in Lucca, a gorgeous town showcasing some of Italy's finest medieval and Renaissance architecture, then travel to Pisa and Florence for more spectacular days out.

Other idyllic villages and towns to visit include Collodi, Montecatini Terme, San Miniato and Empoli, or spend the day at the beach with Viareggio within half an hour. There are even more incredible sights along the Ligurian coast heading north towards La Spezia and beyond, with the breathtaking scenery of Cinque Terre around ninety minutes away.

Not to mention the fine walking opportunities around Monte Pisano itself where you can admire spectacular views of this captivating and magnificent region.









## Facilities

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

# Interior & Grounds

**The Villa (1600 sqm)**

*Ground Floor*
- Living room with fireplace, TV and DVD player
- Dining room with table for up to 26 guests, chandeliers and doors leading to front garden
- Games room with billiard table and doors leading to terrace
- Kitchen, fully equipped including oven, dishwasher, fridge-freezer, ice-maker, Nespresso machine, kettle, microwave and blender
- Small TV room
- 2 x guest WCs
- Laundry room
- Staff area (not accessible to guests)
- Bedroom with double bed and ensuite bathroom

*First Floor*
- Bedroom with double bed (1.7x2m), garden views and en suite bathroom with shower
- Bedroom with double bed (1.7x2m), garden views and en suite bathroom with bath and shower
- Bedroom with double bed (1.7x2m), garden views and en suite bathroom with shower
- Living room with office area (the following three bedrooms are accessed from this area)
- Bedroom with double bed (1.7x2m) and en suite bathroom with bath and separate shower
- Bedroom with twin beds (80x200cm, can be made into double) and en suite bathroom with shower
- Bedroom with double bed (1.7x2m), garden views and en suite bathroom with bath and separate shower

*Second Floor*
- Large bedroom with double bed (1.7x2m), walk-in wardrobe and en suite bathroom with shower
- Bedroom with double bed (1.7x2m) and en suite bathroom with shower
- Bedroom with double bed (1.7x2m), mountain view and en suite bathroom with shower
- Bedroom with double bed (1.7x2m) and en suite bathroom with shower
- Bedroom with double bed (1.7x2m) and en suite bathroom with shower

*The first two bedrooms on the second floor feature small windows only*

**Outside Grounds**

- Swimming pool (14x7m, depth: 1.7m) with floodlighting, open approximately May to September. Can be fenced upon request
- Sun-loungers and deck chairs
- Arched loggia with dining table
- Second al-fresco dining area
- Barbecue and pizza oven
- Gym house with bikes, weights and treadmill
- Italian garden
- Water features
- Parking









- Access to helicopter pad
- Access to estate's shared tennis court (charge applies to hire rackets/balls)
- Fenced grounds with electric gate
- Chapel (at the gates)

**Facilities**

- Wi-Fi
- Heating
- Fireplace
- Air-conditioning (bedrooms only)
- Fans
- Satellite TV
- DVD player
- Sound system
- Library
- Board games
- Toys
- Wine cellar
- Billiard table
- Gym with bikes, weights and treadmill
- Access to estate's shared tennis court (charge applies to hire rackets/balls)
- Ironing facilities

# Location & Local Information

6km south of Lucca, in the picturesque foothills of Monte Pisano, this elegant villa enjoys a fantastic location close to northern Tuscany's beautiful villages, towns and cities.

A small village is within walking distance, just 2km away, and there are a couple of good restaurants serving regional cuisine even closer.

It's such a privilege to be so close to the wonderful town of Lucca, a ten-minute drive away. Walk or cycle around its historic walls, discovering picnic spots and play areas, then wander into its splendid centre to marvel at some of Italy's finest medieval and Renaissance architecture. There are many superb dining opportunities as well as charming cafes, pretty shops and enchanting piazzas – you will want to return again and again to soak up its delightful atmosphere.

Of course, both Pisa (16km) and Florence (84km) are both close by for a day out or two, seeing the sights of both famous cities and visiting galleries, boutiques and yet more excellent restaurants. Lucca train station has departures to Pisa (30 minutes) or Florence (1hr 20 minutes) if you prefer not to drive, or the owners can arrange private drivers and/or guided tours.

Other gems of northern Tuscany include Collodi (24km), the home to the author of Pinocchio, and Vinci (48km), birthplace of Leonardo da Vinci, both lovely places to spend time in idyllic surroundings. The spa-town of Montecatini Terme (36km) is another great day out whether visiting one if its inviting spas or exploring boutique shops, all whilst admiring its exquisite architecture. Take the town's historic funicular up to the hilltop village of Montecatini Alto and be amazed by the stunning views over the spa-town and beyond.

The Tuscan coast is also within easy reach with the popular resorts of Viareggio (30km) and Forte dei Marmi (40km) close by where you will find blue-flagged beaches, lidos and watersports as well as a vibrant summer










atmosphere. To appreciate even more striking scenery, drive north towards the Golfo dei Poeti in Liguria, as far as La Spezia (80km), the gateway to the Cinque Terre National Park, a UNESCO World Heritage site visited by tourists from across the world.

Lovers of outdoor activities and sport will also not be disappointed. The estate features a shared tennis court/football field that guests can use (with a charge to hire rackets and balls), there is horse-riding within a short drive as well as fishing and watersports along the coast. Bike rental can be arranged by the estate's owners whilst keen walkers can follow various trails through the Monte Pisano landscapes.

Those yearning for more extreme sports should look out for river rafting, canyoning and kayaking around Garfagnana, around an hour north of Lucca.

## Local Amenities

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|---|---|
| Nearest Airport | **Pisa Airport (20km)** |
| Nearest Train Station | **Lucca (6km)** |
| Nearest Village | **(2 km)** |
| Nearest Restaurant | **(500m)** |
| Nearest Supermarket | **Small supermarket (3.5km)** |
| Nearest Bar/Pub | **Local village (2km)** |
| Nearest Town/City | **Lucca (6km)** |
| Nearest Beach | **Viareggio (30km)** |
| Nearest Golf | **Alisei Golf & Country Club (36km)** |
| Nearest Tennis | **On the estate (shared) (Short walk)** |

# What we love

- Experience grand Italian style and historic opulence in this splendid 19th century villa
- The romantic setting and enchanting ambience makes this a picture-perfect wedding venue with guests staying here and in the estate's other villas
- The arched loggia and terrace are the perfect setting for al-fresco dining in beautiful surroundings
- Walk to a handful of traditional restaurants as well as a local village
- Lucca, one of Tuscany's best kept secrets, is just 6km away whilst Florence and Pisa can both be visited for a superb day out

# What you should know...

- Villa Monte Pisano is part of a large estate featuring four holiday homes including Villa Flavus (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/villa-flavus/) and San Colombano (https://www.oliverstravels.com/italy/tuscany/lucca-pisa/san-colombano/). Each villa has its own grounds and swimming pool.
- 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.

# 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. A cot and highchair can be requested for a charge of €122 per item per week. Up to four extra beds can be requested in advance, subject to an additional charge.

- **Changeover day:** Saturday (June-September/Christmas and NY/Easter) or flexible during all other periods.

- **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:** Daily maid service (excluding Sunday) included

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

- **Minimum stay:** 7 nights (June-September/Christmas and NY/Easter) or 3 nights during all other periods.

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

- **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.