



CHIANTI
& MORE

LUCCA
REF. 146

This spectacular residence with particularly elongated form and hillside position is located on the green hills, just a few kilometers outside of the art city of Lucca, famous for its original city walls which are just one aspect of the city's timeless beauty that over the centuries has remained intact.

Truly a gem of a Tuscan town, Lucca is easily navigable on foot or by bike and is full of delightful and romantic surprises appearing around every corner. From the villa one can also admire the interesting and evocative Apuane Alps crowning the horizon. In fact, observing the slopes of these mountains, one can make out some of the marble quarries that export this precious stone all over the world. These peaks, often appreciated as a destination for interesting excursions and hiking trips, are renowned for their marvellous vistas stretching out towards the not-too-distant Mediterranean Sea.

The large swimming pool is well-equipped with all the necessary amenities for relaxing or sun-bathing poolside. An additional gazebo provides a covered area where one can enjoy cool summer breezes. A small nearby annex serves as a changing room and is also equipped with a bathroom, shower, refrigerator and two single beds (children or teenager love to sleep here).

Typical of Tuscan rural buildings, the red brick patterns were once the perforated walls of barns, built in such a way as to allow the circulation of air throughout, so as to keep the hay from rotting. The garden is characterized by a manicured lawn embellished with large vases containing flowers, citrus trees, aromatic plants and creeping vines. Running all around the building is an arbour covered with different varieties of climbing plants that guarantee cool shade in the living and dining area.

Closest village **Ponte a Moriano (3 km), 7 minutes**
Distances **Supermarket 4 km; Grocery shops, coffee bar, local restaurant 3 km; Lucca 11 km; Pisa 28 km; Viareggio 41 km; Forte dei Marmi 46 km; Pistoia 41 km; Florence 81 km; Volterra 81 km.**
Airport Pisa 45 min, Airport Florence 1 hour

Sleeps max. **12 (+2) people**

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Bedrooms	/	Totally six bedrooms six full bathrooms
Bathrooms:		First floor: 1 bedroom with 2 single beds and an ensuite bathroom with shower 1 double bedroom with ensuite bathroom with tub 1 bedroom with 2 single beds and bathroom ensuite with tub 1 bedroom with 2 single beds sharing bathroom with shower with another double bedroom Second floor: master bedroom with spacious ensuite bathroom with shower and jacuzzi tub
Interior space		Pool house: 2 single beds, WC and separate shower (best for children or teenagers) Villa: about 600 sqm The villa's interior presents a perfect fusion of modern and functional furnishings mixed together with elegant and antique pieces. The rooms are spacious with high ceilings displaying their original wooden beams. The floors have maintained their antique red terracotta tiles, and the warm and traditional atmosphere is completed with fine furniture. Throughout the villa guests can admire precious paintings and art objects along with wrought iron and silver accents. The stainless steel appliances and white furniture blend perfectly with the elegant style of the villa and add a modern functional touch, creating a truly comfortable and efficient atmosphere
Ground floor		Sitting room with an open fireplace leading to a large loggia with sitting and dining areas. Well-equipped kitchen with a glass door to the garden. WC. Laundry room. Outdoor dining area.
1st floor		Large, two-storey living room with a marble fireplace. 1 bedroom with 2 single beds and an ensuite bathroom with shower 1 double bedroom with ensuite bathroom with tub 1 bedroom with 2 single beds and bathroom ensuite with tub 1 bedroom with 2 single beds sharing bathroom with shower with another double bedroom
2nd floor		Studio with double sofa bed and fireplace. Next to the studio there is the master bedroom with characteristic beams and furnished with impeccable and refined taste in delicate colours which help to relax. The bedroom has a spacious bathroom with shower and jacuzzi tub.
Garden		From the lounge area the stairs go up to a green house, a welcoming refuge where you can relax, have a good coffee, practice yoga and gather inspiration for your painting. Further up you will arrive at a delightful panoramic terrace, under the shade of trees, where you can relax and enjoy the spectacular view of the valley.
Patio		The house has two outdoor areas: the first, flanking the shorter wall, where couches, armchairs and small tables provide a comfortable lounge area for relaxing moments; the second, located near the kitchen, where a table and chairs are set up for dining in the cool shade
Swimming Pool		7x14 m (from 1mt approximately in the lower part to 2,5 mt in the deeper part) Pool house with changing room with fridge, 2 single beds, WC and separate shower. onto the picturesque hilly landscape
Views		Private
Location		Private
Pets		Not allowed
Parking lot		Yes – spacious for several cars
Kitchen equipment		washing machine, iron and ironing board, dishwasher, microwave, coffee machines (Italian moka), American coffee machine, oven, water boiler, fridge with ice maker, toaster, blender, fruit juicer
Washing machine		Yes
Telephone		no
Internet		Yes, wifi
DVD		Yes
TV		Yes, SAT
Air Conditioning		Yes, in all rooms, also screens
Weekly rates		High Season 12 June 2021 to 27 August 2021 € 8.800.-

Mid Season
15 May 2021 - 11 June 2021
28 August 2021 - 24 September 2021
€ 6.900.-

Low Season
27 March 2021 - 14 May 2021
25 September 2021 - 29 October 2021
18 December 2021 – 7 January 2022
€ 5.500.-

Winter Season 30 October 2021 – 17 December 2021
€ 4.200.-

Inclusive welcome basket which includes: cold dinner on arrival and continental breakfast for the first morning, Maid service is included 2 hours a day 2 days a week, electricity consumption, water consumption, cooking gas

Exclusive and payable locally Final cleaning € 250.-, AC and heating at consumption (metered), Tourist tax
Breakage deposit & More Euro 800.-
Pool towels and hair dryer provided, screens at al windows