

Villa Monte Pisano

Region: Lucca & Pisa Sleeps: 22

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 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, eleven frescoed guest rooms, each one with air-conditioning and their own en suite bathroom, can be found across the top two floors sleeping up to 22 guests.

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

Wow Factor • Wellness • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Tennis Court • Satellite TV • Gym/Fitness Room • Indoor Games • Outdoor Games • Pool/Snooker • DVD • Working Fireplace • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Chapel on Site

Interior & Grounds

Villa Interiors

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)

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
- Hairdryers
- Safe
- Billiard table
- Gym with bikes, weights and treadmill
- Access to estate's shared tennis court (charge applies to hire rackets/balls)
- Ironing facilities
- Washing machine and dryer

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 of 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

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 Oliver loves...

- 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](#) and [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.
- 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.
- Heating costs included?: Up to 2000kw of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Yes, plus daily maid service (except Sundays). 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.
- 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.
- Pool towels included?: Yes.
- Minimum stay: 7 nights (June-September/Christmas and NY/Easter) or 3 nights during all other periods.
- Changeover day: Saturday (June-September/Christmas and NY/Easter) or flexible during all other periods.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Pets welcome?: On request only and with prior agreement with the owner.
- Internet access?: Wi-Fi internet access included.
- 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.
- Other Ts and Cs: Air-conditioning is featured in the bedrooms only.
- Other Ts and Cs: 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.
- Other Ts and Cs: A cot and highchair can be requested for a charge of €122 per item per week.
- Other Ts and Cs: Up to four extra beds can be requested in advance, subject to an additional charge.