

Villa Livia

Region: Lucca & Pisa Sleeps: 15

Overview

Situated near Livorno in the residential area of a quiet village lies the beautiful Villa Livia. This grand mansion is situated in a large garden plot and sits magnificently overlooking the coast of Tuscany.

Villa Livia mixes both tradition and contemporary features to create a homely and comfortable holiday villa. The property can sleep up to fifteen guests in seven gorgeous bedrooms spreading over two villa parts and floors, both of which have been completed with contemporary appliances and décor throughout.

There is a real guest-friendly feeling throughout, with many open-spaces and areas to enjoy. Relax in the open-plan living areas on the comfy sofas or enjoy the games room, complete with large pool table and bar area.

Head outside to appreciate your garden. The amazing private swimming pool is the perfect place to soak up the sunshine, whether you are splashing around in the pool or relaxing on one of the sun loungers. The beautifully manicured gardens are great for children to run around in and for everyone to enjoy outdoor living. It is also from here where you can gaze upon Villa Livia and appreciate how majestic the building is.

Villa Livia is a great choice for a trip to Tuscany, due to the convenience of nearby shops and amenities of the local village. Town of Livorno can easily be reached by public bus and Pisa airport is also only 30 km away!

Facilities

Exclusive • Recommended • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Internet • Air-Con • Walk to Village • Walk to Restaurant • BBQ • Cable TV





Interior & Grounds

Ground Floor

- Kitchen 1 with washing machine, dishwasher, microwave, mini oven, fridge, freezer, coffee machine and dining facilities
- Kitchen 2 with dishwasher, microwave, free standing cooker, fridge, freezer, coffee machine
- Games room with pool table linking two kitchens
- Open plan dining area with table and 14 chairs
- Utility room with washing machine, fridge and freezer
- 2 shower rooms
- Bedroom (with no windows) with a double bed

First Floor

- Main lounge with patio doors leading to terrace, LCD flat screen TV, DVD player and portable fan
- Lounge 2 with patio doors, LCD flat screen TV and portable fan
- WC with washbasin
- Bathroom with shower
- Room with a sofa bed
- Bedroom with double bed

Second Floor

- 5 bedrooms each with double bed (split between two wings adjoined via ground floor)
- 4 bathrooms

Exterior Grounds

- Private swimming pool 6x12m (1.4x2.2m depth)
- Built in barbecue and sink area
- Private driveway with parking for 9 cars
- Lawn
- Gazebo
- Sun loungers
- Dining facilities

Villa Facilities

- Free Wi-Fi
- Ping pong table
- Ceiling fans

Location & Local Information

Villa Livia, located south of Livorno in the region of Tuscany overlooks the beautiful Mediterranean ocean. This charming coastal resort is surrounded by pine trees and countryside and thus a much quieter option for those looking for tranquility, but still only a short distance from Livorno.

There is a beautiful beach adjacent to the villa, only 10 minutes walk away offering a perfect place on hot summer's day.

Local Amenities

Nearest Airport	Pisa (30 km)
Nearest Airport 2	Florence (123 km)
Nearest Village	(250 m)
Nearest Town/City	Livorno (16 km)
Nearest Bar/Pub	(700 m)
Nearest Restaurant	(500 m)
Nearest Supermarket	(1 km)
Nearest Shop	(700 m)
Nearest Beach	(800 m)



Terms & Conditions

- Arrival time: 3.00 pm
- Departure time: 10.00 am
- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Pets welcome?: Pets are not allowed
- Internet access?: Wi-Fi connection
- Minimum stay: 7 nights
- End of stay cleaning included?: Yes. 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.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Smoking Allowed?: No smoking inside the property