

Villa Anjelica

Region: Lucca & Pisa Sleeps: 20 - 22

Overview

Surrounded by landscaped gardens and woodland in the beautiful Tuscan countryside, Villa Anjelica exudes rustic Italian charm and contemporary flair less than a 10-minute drive to the heart of magical Lucca.

From the moment you step through the villa's entrance hall, this welcoming house embodies traditional Lucchese style with its terracotta flooring and chestnut beamed ceilings showcasing a rich sense of history. Yet the open-plan design and elegant furnishings add a modern twist, not to mention the 75" inch TV and sound system, air-conditioning (in the main villa) and Wi-Fi throughout. Villa Anjelica can sleep 20-22 guests across its villa and adjacent barn with ample space to unwind and soak up the Tuscan ambience.

In the main villa, sleeping 16-18, you will find eight bedrooms and seven en suite bathrooms, all with a bath tub and separate shower. The ground floor is home to one of these en suite doubles whilst there are five further en suite doubles, a connecting twin and a family en suite bedroom upstairs via the impressive stone staircase. Reached via steps through the garden, a delightfully converted barn sleeping 4 guests is home to another double and twin with a shared bathroom and its own living, dining and kitchen space.

Above the barn, the covered loggia with its pizza oven is a superb spot to dine al-fresco or relax as you drink Tuscan wine long into the warm summer evening. The swimming pool is also a joy with its poolside terrace and gazebo whilst the gym is another great feature of this Tuscan holiday home.

All of this and the enchanting medieval towers of Lucca are merely 6km away whilst even closer is a local village which is handy for picking up groceries. Lucca is a magical Tuscan town to explore, an authentic gem which can sometimes be overlooked in favour of Florence or Siena despite its historic beauty and incredible charm. Stroll or cycle along the city walls before wandering around the heart of the town with its little lanes, pretty squares, fountains, churches and famous towers.

Of course, Pisa and Florence are also ideally situated for a wonderful day out or you could experience the Italian coastline with vibrant Viareggio only half an hour away by car and the romantic Golfo dei Poeti within an hour. You could even venture as far as Spezia, the gateway to the Cinque Terre National Park, or stay closer to home and visit picture-perfect hilltop villages, historic towns



and magnificent landscapes perfect for hiking, horse-riding, cycling or simply enjoying the rich culture and food that Tuscany has to offer.

Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • TV • Gym/Fitness Room • Working Fireplace/Woodburner • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Main Villa Interiors (sleeps 16-18)

Ground Floor

- Entrance hall
- Large open-plan living space (split-level) with sofas, armchairs, fireplace, sound system and 75" TV
- Open-plan dining area
- Open-plan kitchen, well-equipped including dishwasher, oven, microwave, hob, fridge, freezer, coffee machine
- Study with desk
- WC
- Gym with Technogym equipment and yoga/massage area
- Laundry room
- Bedroom with double bed and en suite bathroom with bath and separate shower

First Floor (via stone staircase)

- Large hallway with glass roof
- 5 x bedrooms with double bed and en suite bathroom with bath and separate shower
- Bedroom with twin beds (interconnects to two of the double bedrooms)
- Family quad bedroom with double bed and two single beds and en suite bathroom with bath and separate shower
- TV lounge

Barn Interiors (sleeps 4)

- Entrance hall
- Lounge with TV and French doors leading outside
- Kitchen and dining room with French doors leading to terrace
- Bedroom with double bed and French doors leading outside
- Bedroom with twin beds and French doors leading outside
- Bathroom with bath and separate shower
- Private terrace for al-fresco dining

Outside Grounds

- Swimming pool (12x6m)
- Poolside terrace with gazebo
- Covered terrace with al-fresco dining and lounge area and pizza oven
- Courtyard (connecting house and barn)
- Landscaped gardens and wooded grounds (including sloping lawns and



steps)

- Gated entrance and parking

Facilities

- Wi-Fi (Starlink system)
- Heating
- Working fireplace (main house)
- Air-conditioning (main house only, not barn)
- Fans (barn)
- 75" TV
- Sound system/stereo systems
- Pool table
- Gym
- Safe
- Private wine cellar
- Honesty bar
- Alarmed house/barn
- Hairdryers (all bathrooms)
- Ironing facilities
- Washing machine and dryer

Location & Local Information

Just 6km north-west of Lucca in the picturesque north Tuscany countryside, Villa Anjelica is set just off a country road and is surrounded by landscaped gardens and wooded grounds. Within a short drive there is a village and a small supermarket handy for groceries.

Lucca (6km) is an enchanting town to explore with its exquisite architecture, pretty lanes, little squares, café terraces and restaurants. Cycle along the city walls for amazing views of the medieval towers and stop off for a picnic in one of the parks with a view.

Other gems close by include the old village of Collodi (20km), home of the popular theme park Pinocchio Land, whilst the spa town of Montecatini Terme (36km) is another great day out with its spas, shops, historic buildings and fountains. The great city of Pisa (23km) is also easily reached by car (or train from Lucca) whilst Florence (87km) is under 90 minutes away.

Another great attraction of northern Tuscany is the Versilia coastline with the bustling summer seaside towns of Viareggio (24km) and Forte dei Marmi (36km) around half an hour away or head further north to the romantic scenery and idyllic villages of the Golfo dei Poeti. You could even venture as far as Porto Venere (95km) for boat trips to La Cinque Terre National Park, a UNESCO World Heritage site, or take the scenic train from La Spezia (82km), just over an hour away by car.

Local Amenities

Nearest Airport	Pisa Airport (29km)
Nearest Airport 2	Florence Airport (80km)
Nearest Village	Sant Alessio (1.5km)
Nearest Town	Lucca (6km)
Nearest Bar/Pub	Local village (Within 1.5km)
Nearest Restaurant	Traditional restaurant (2km)



Nearest Supermarket	Small supermarket (2km)
Nearest City	Pisa (23km)
Nearest Beach	Viareggio (24km)

What we love

- With its gorgeous swimming pool and covered loggia with pizza oven, make the most of the outdoors at this gorgeous Tuscan villa surrounded by landscaped gardens and woodland
- Inside the characterful interiors exude rustic charm alongside contemporary flair with elegant furnishings, 75" inch TVs, a sound system and other modern amenities
- The fitness room with Technogym equipment is another great feature with space for massages and yoga
- The enchanting Tuscan town of Lucca is only 7km away
- It's also a great base for visiting Pisa, Florence and even the Tuscan and Ligurian coastline

What you should know...

- The main house sleeps 16-18 guests across eight bedrooms (including an interconnecting twin and double) and the barn sleeps 4 guests across two bedrooms.
- Air-conditioning is featured throughout the main house but not in the barn.
- With new owners, look out for other improvements to Villa Anjelica in coming months/years.

Terms & Conditions

- Security deposit: €3000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: 1,000 kw per week is included. After this there is a charge of €0.50/kw as per the meter readings. See below re. heating costs.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: Saturday.
- 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.
- Smoking Allowed?: Not allowed.
- 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.
- Minimum stay: 7 nights.
- Heating costs included?: Extra cost based on consumption, payable locally.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: A house manager is at guests' disposal during their stay.
- Pool towels included?: Yes.
- Pool opening dates?: 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Tax: Italian Visitors Tax payable locally in cash on arrival (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Air-conditioning is included throughout the main house but not in the barn.
- Other Ts and Cs: A cot and highchair can be requested.