

# Villa Flavus

Region: Lucca & Pisa Sleeps: 15

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## Overview

Relax with a glass of Tuscan red beneath the arched rose garden, gazing out towards the wonderful scenery around you. Surrounded by olive trees and woodland, yet just a 10-minute drive from the exquisite town of Lucca, Villa Flavus offers history and charm in an inspiring part of northern Tuscany.

Part of a large family estate that belonged to a wealthy family from Lucca in the 19th century, Villa Flavus originally dates back to the 1700s. Nowadays it has been beautifully restored into an elegant Italian holiday home with an abundance of Tuscan character from wood beamed ceilings to original tiled flooring. The living and dining areas are traditional yet stylish, the Tuscan kitchen is perfectly equipped and modern-day features include satellite TV, a music system as well as Wi-Fi throughout.

Upstairs, eight air-conditioned bedrooms, most with generous double beds, each feature their own shower room as well as charming touches adding to the old-world Tuscan ambience throughout. Maid service six days a week and the availability of a chef to prepare breakfast and one meal a day, if you wish, are further enhancements to make your stay here as special as it can be.

Outside, giant terracotta pots filled with citrus trees rest alongside stunning summer colours blooming from the rose garden, whilst olive trees are scattered across the spacious lawns surrounding the glorious swimming pool. The views from the garden and al-fresco dining terrace are simply superb, even in the evening as the pool is beautifully lit at night.

A couple of restaurants are within walking distance, as is a local village around 2km away, or drive a short distance into Lucca, a Tuscan gem filled with some of Italy's finest Renaissance and medieval architecture. Florence and Pisa are both close enough for magnificent days out and there are so many lovely villages and towns to explore such as Collodi, San Miniato and Montecatini Terme.

Enjoy walks in the foothills of Monte Pisano close by, discover idyllic scenery on horse back or head to the coast for watersports and more family fun in this captivating and beautiful region.



## Facilities

Wow Factor • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Satellite TV • Outdoor Games • DVD • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • 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 (800m2)

### Ground Floor

- Living area and TV room with Satellite TV
- Dining room
- Tuscan-style kitchen, fully-equipped including dishwasher, fridge, freezer, ice-maker, oven, hobs, microwave, kettle and Nespresso machine

### First Floor

- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with twin beds (90x200cm, can be made up as double) and en suite bathroom with shower
- Bedroom with large single bed (140x200cm) and en suite bathroom with shower

### Second Floor

- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower

*Up to four extra beds can be requested, subject to an additional charge.*

## Outside Grounds

- Swimming pool (16x9m, depth: 1.5m) with flood-lighting, open approximately May to September. Can be fenced on request
- Sun-loungers and deck chairs
- AI-fresco dining terrace
- Barbecue
- Italian gardens
- Fenced grounds with electric gate
- Private parking
- Separate building (used as a private staff office)
- Access to helicopter pad
- Access to estate's shared tennis court (charge applies to hire rackets/balls)
- Chapel (at neighbouring villa gates)

## Facilities



- Wi-Fi
- Heating
- Air-conditioning (bedrooms)
- Fans
- Satellite TV
- DVD player
- DVD library
- Music system
- Play house
- Board games
- Safes
- Hairdryers
- Washing machine and dryer

## Location & Local Information

Take advantage of glorious views of the landscapes around Villa Flavus, set in the foothills of Monte Pisano and surrounded by olive groves and orchards yet only 6km south of the wonderful town of Lucca.

You can walk to a couple of local restaurants and the nearest village is around 2km away, also within walking distance. Furthermore, the estate features a shared tennis court/football field (just pay to hire the rackets and balls) and the owners can also arrange bike hire for part of all of your stay.

Lucca is just a short drive away – within minutes you can be strolling or cycling along the historic walls, coming across parks, play areas and exceptional views. The heart of Lucca is a joy to explore with its enchanting squares, hidden lanes and incredible historic architecture. Once you have experienced its Tuscan charm, you will yearn to return again and again.

The famous cities of Pisa (16km) and Florence (84km) are also ideal for magnificent day trips – either by car, private driver or even by train from Lucca.

Other idyllic villages across the region include Collodi (24km), in a stunning setting and especially popular with children thanks to its Pinocchio theme park, and San Miniato (48km), often referred to as one of Tuscany's prettiest villages. The birthplace of Leonardo da Vinci is another lovely place to visit, under an hour away, as is the spa-town Montecatini Terme (36km) with its historic funicular taking you up to Montecatini Alto for incredible views.

Another advantage of this location is the estate's proximity to the beach whether you wish to spend the day in the popular seaside resorts of Viareggio (30km) and Forte dei Marmi (40km) or drive even further north towards the Ligurian coast with the romantic Golfo dei Poeti and world-famous Cinque Terre National Park, a UNESCO World Heritage site.

This area offers wonderful walking around Monte Pisano and other parts of Tuscany, horse-riding within a short drive, plenty of cycling and mountain biking opportunities as well as watersports along the coast. The most adventurous can seek out river rafting, kayaking and canyoning near Garfagnana, around an hour north of Lucca.



## Local Amenities

Nearest Airport

**Pisa Airport  
(20km)**

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

## What we love

- The views from the rose garden, al-fresco dining terrace and swimming pool are wonderful
- The services on offer are superb from maid service most days to a chef available to prepare your breakfast and lunch or dinner
- As well as historic Lucca just 6km away, there are a couple of restaurants within walking distance and a village close by
- Florence and Pisa are perfect for days out or head to the blue-flagged beaches of Viareggio for time by the sea

## What you should know...

- Villa Flavus is part of a large estate featuring four holiday homes including [Villa Monte Pisano](#) and [San Colombano](#). Each villa has its own grounds and swimming pool.
- Villa Flavus sleeps up to 15 guests across its eight bedrooms. Additional beds for up to four extra guests can be requested, subject to a supplement - please enquire.
- 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.
- Next to the villa is a smaller *casa* that is used as an office, mainly by the owner and his brother. They are discreet and professional at all times.

# Terms & Conditions

- Security deposit: €3000 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 1000kw of heating/air-conditioning and other energy usage is included, any further consumption is payable locally.
- Heating costs included?: Up to 1000kw 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 at other times.
- Changeover day: Saturday (June-September/Christmas and NY/Easter) or flexible at other times.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public 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 (from €12 per person for breakfast and €40/€45 per person for lunch/evening meal).
- Other Ts and Cs: A cot and highchair can be requested for a charge of €122 per item per week.
- Other Ts and Cs: Villa Flavus sleeps up to 15 guests across its eight bedrooms. Additional beds for up to four extra guests can be requested, subject to a supplement - please enquire.