

# Villa Bernardino

Region: Lucca & Pisa Sleeps: 12

## Overview

With patchwork views of Tuscan landscapes around you from the elevated swimming pool, Villa Bernardino offers charm and character in beautiful surroundings, perfectly positioned between Lucca and Florence.

This is a handsome five-bedroom villa with a picture-perfect yellow façade and pretty shutters which is sure to impress you on your arrival. The *casa* dates back to the early 19th century and has been wonderfully restored to retain a great sense of history throughout. Expect characterful elegance, antique furnishings and terracotta floors alongside modern comforts such as a superbly equipped kitchen, modern bathrooms and air-conditioning in most of the bedrooms. Set over three levels, if you are not admiring the incredible frescoes on the ceilings of some of the second-floor en-suite bedrooms, then you'll be gazing out at the typically Tuscan views of cypress trees, vineyards and olive groves.

Relax in the magnificent gardens with its stone terrace and barbecue for alfresco dining in style, benches and parasols with wonderful views and a second dining area ideal for feasts on warm summer evenings with family and friends. Wander up to the top of the terraced grounds at the rear to cool off in the glorious and sunny swimming pool surrounded by stunning parkland and yet more tremendous vistas.

Close to the spa-town of Montecatini Terme, you can experience one of the nine thermal spas within just a ten-minute drive as well as exploring the historic buildings and fountains or browsing the high-end shops. Take the 19th century funicular up to the medieval village of Montecatini Alto for more spectacular views and take time to visit other enchanting places such as Pescia, Collodi and the famous Vinci with its museum and birthplace of the great artist.

The historic city of Lucca must be visited for its beauty and character whilst Florence and Pisa can also be easily reached for superb days out. Take nature walks through the wetlands at Padule di Fucecchio or head further south to the Chianti vineyards and perhaps even as far as Siena. For a complete change of scene, experience Tuscany by the beach with the popular summer resorts of Viareggio and Forte dei Marmi under an hour away.



## Facilities

Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con •  
Pets on Request • <1hr to Airport • BBQ • Hairdryer •  
Working Fireplace/Woodburner • 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

# Interior & Grounds

## Villa Interiors (350m2)

### Ground Floor

- Large reception area with double sofa-bed and fireplace
- Second reception area
- Laundry room

### First Floor (can be accessed via stairs inside or externally)

- Kitchen, well-equipped including dishwasher, fridge-freezer with ice-maker, oven, microwave, toaster Italian moka coffee maker, kettle, bench and chairs. Doors lead to al-fresco dining terrace
- Living-room with fireplace, air-conditioning and open-plan dining area with piano (decorative only)
- Bedroom with double bed and desk (can be used as a study)
- Shower room with sink and WC

### Second Floor

- Bedroom with double bed, air-conditioning and en suite shower room with sink and WC
- Bedroom with double bed, desk, air-conditioning and en suite shower room with sink and WC
- Bedroom with four-poster double bed, air-conditioning and en suite shower room with sink and WC
- Bedroom with twin beds, air-conditioning and en suite shower room with sink and WC

## Outside Grounds

- Swimming pool (15x5m, depth: 0.9-1.4m) with partial fencing. Open approximately May to September
- Poolside terrace with sun loungers, chairs and parasols
- Al-fresco dining terrace with BBQ
- Front garden with al-fresco lounge and dining area
- Consecrated chapel
- Gardens on various levels (some steep)

## Facilities

- Wi-Fi
- Air-conditioning (some rooms)
- Heating



- TV
- Hairdryer
- Mosquito nets
- Washing machine and dryer
- Ironing facilities

## Location & Local Information

Villa Bernardino is located in northern Tuscany between Lucca and Florence in the beautiful hills filled with woodland, olive and cypress trees, looking out towards the spa-town of Montecatini Terme. The land surrounding the villa comprises ten hectares of parkland and terraces growing olive trees and vineyards.

It's just a five-minute drive to two of the oldest villages in the area and there is a variety of traditional Tuscan restaurants in a 10 to 15-minute drive. The nearest supermarket is around 6km away or head to Montecatini Terme (7.5km) for a greater choice of amenities.

Indeed, Montecatini Terme (7.5km) is a wonderful place to visit and is well-known for its nine thermal spas where you can experience a number of different treatments as well as admire the historic buildings in which they are housed. Explore the town itself, looking out for historic fountains, impressive buildings and high-end shops. Take the 19th century funicular up to the medieval village of Montecatini Alto and be mesmerised by the spectacular views around you.

Other local villages to visit include Pescia (10km) with its grand cathedral, Collodi (13km) with its famous associations with Pinocchio and Monsummano Terme (12km), again known for its thermal springs including the incredible Grotta Giusti, a natural paradise.

For nature lovers, a visit to the Padule di Fucecchio wetlands, around half an hour away, is another wonderful day out. The nature reserve is perfect for long walks as you spot a number of migrating birds, a variety of herons and discover all sorts of unusual flora and fauna – look out for guided tours departing from the visitors centre in Larciano (24km).

You are also close to the picturesque village of Vinci (28km), a delightful place to explore not just because it's the birthplace of Leonardo di Vinci. Visit the museum, enjoy a traditional Tuscan lunch, perhaps sampling some of the local olive oil and wine, then follow the 3km-long trail (the *Sentiero Verde*) through the vineyards to the artist's birthplace.

Of course, a visit to Lucca (30km) is a must when staying in this region – be enchanted by its exquisite architecture, atmospheric squares and medieval centre. The world-famous cities of Florence (60km) and Pisa (50km) are also around an hour away by car (consider travelling to Florence by train from Montecatini Terme) or head south, perhaps passing some of the idyllic Chianti villages, until you reach Siena, around 120km away.



For beach lovers, head to the beaches of the Versilia coastline, under an hour away, where you will find sandy shores, blue-flag beaches, watersports opportunities and overall a great day by the sea. Viareggio (55km) and Forte dei Marmi (65km) are particularly well loved seaside resorts that are easily reached.

## Local Amenities

Nearest Airport	<b>Florence Airport (50km)</b>
Nearest Airport 2	<b>Pisa Airport (65km)</b>
Nearest Train Station	<b>Montecatini Terme (8km)</b>
Nearest Village	<b>(1.5km)</b>
Nearest Shop	<b>Local village (1.5km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Supermarket	<b>(6km)</b>
Nearest Town	<b>Montecatini Terme (7.5km)</b>
Nearest City	<b>Lucca (30km)</b>
Nearest Golf	<b>Golf Montecatini Terme (17km)</b>
Nearest Tennis	<b>Montecatini Terme (9km)</b>
Nearest Beach	<b>Viareggio (55km)</b>

## What we love

- Admire the ceiling frescoes in some of the characterful bedrooms
- The terraced gardens are glorious with many spots from which to admire the Tuscan views
- The chapel in the gardens is perfect for a moment of solitude (it's also consecrated for wedding ceremonies)
- A range of wonderful services can be arranged
- Luxuriate in one of the nine thermal spas in the nearby historic town of Montecatini Terme, just a 10-minute drive away
- An ideal setting for visits to the grand Italian cities of Lucca, Florence and Pisa or head to the beach with Viareggio under an hour away

## What you should know...

- The swimming pool is in an elevated part of the garden (as the grounds are on terraced levels)
- Air-conditioning is featured only in the four second-floor bedrooms as well as the first-floor living room
- The unobtrusive owners live on site and are there if guests need anything
- Please note that this property is located in the beautiful Tuscan hills

# Terms & Conditions

- Security deposit: €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m.
- Departure time: 10.00 a.m
- Energy costs included?: Included up to 200 Kw. Excess charged at €0.80 per Kw, payable locally.
- Heating costs included?: Extra €8m3, payable locally.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- End of stay cleaning included?: Extra €400, payable locally. 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. Failure to follow waste separation and collection guidelines provided may result in 50% loss of 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pets welcome?: On request only and with prior agreement with the owner.
- 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.
- 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: A cot and highchair are available on request.