

Villa Elixir

Region: Lucca & Pisa Sleeps: 14

Overview

Receive a warm welcome at this majestic villa set in the foothills north of Lucca, just a short drive from the beautiful Tuscan town.

Villa Elixir has been recently renovated to an exceptionally high standard by its Tuscan owners who have designed the interiors with grace and elegance. On the entrance level a grand living area is an inviting space to share precious time with loved ones whilst a cosy lounge with satellite TV is the perfect place for kids to relax. Gather together for feasts in the dining room downstairs, perhaps prepared by a private chef in the professionally equipped kitchen, selecting only the very best Tuscan wines from the cellar.

A lift or stairs take you up to the top two levels of this four-storey house where you will find seven wonderfully designed bedrooms, each with their own individual style and en suite marble bath or shower rooms. Individually controlled heating and air-conditioning are just some of the home comforts to be expected here alongside bathrobes and hairdryers in each bedroom and other little detailed touches to make your stay as special as it can be.

Set in a six-hectare estate of rolling hills, olive trees and a lake, enjoy picturesque views of the Lucca valley from the swimming pool which is set just below the main villa. A pretty pergola is a delightful spot for a poolside lunch whilst in the evening you can dine al-fresco under the gazebo by the villa as the sun downs and the starry skies appear.

A unique pool house, built into the ground, is home to a superb gym and sauna or maintain your fitness playing tennis on the private court within the large estate. There's also a field with its own golf training spot – improve your tee shot before heading to the splendid Montecatini Golf Club around forty minutes away.

Staff are on hand to prepare breakfast (just pay for the groceries) and daily maid service is also included six times a week, again to ensure guests are able to experience the most relaxing holiday in such perfect surroundings. If you can tear yourself away from the inviting swimming pool and wonderful terraces then there is so much to explore nearby.

Lucca is only 12km away, an exquisite town of historic charm and beautiful architecture – feel like a local as you discover your favourite restaurants, wine-



bars and gelaterias. Pisa is also within easy reach and magnificent Florence is just over an hour away, or travel closer to home with picturesque villages and towns waiting to be explored.

Spend sunny days by the coast at Viareggio or cross over the border into Liguria with all sorts of enchanting seaside villages from the romantic Golfo dei Poeti to the well-known Cinque Terre. From glorious beaches to idyllic Tuscan villages, there is so much to uncover during your time at the alluring Villa Elixir.

Facilities

Wow Factor • Wellness • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Tennis Court • Satellite TV • Lift • Sauna/Steam • Gym/Fitness Room • Wine Cellar • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interiors

Ground Floor

- Entrance hall
- Living room with stone fireplace and doors leading to terrace and front gardens
- Kitchen, well-equipped (for every day use)
- Office with computer facilities, telephone and fax
- TV lounge
- Reading room
- WC (accessible)

Basement

- Professional kitchen, fully-equipped (for chef service, cooking classes etc)
- Dining area with stone fireplace for up to 20 guests
- Wine library
- WC

First Floor

- Bedroom with King-sized beds, study/dressing room and en suite bathrooms with bath and shower
- 4 x bedrooms with twin beds (can be pushed together to make King-sized beds) and en suite shower rooms

Second Floor

- Bedroom with a King-sized bed and en suite bathroom with bathtub & shower
- Bedroom with King-sized bed and en suite bathroom with bathtub & shower

Outside Grounds (approximately 6 hectares)

- Swimming pool (7x14m, depth: 1.5m). Open approximately May to September. Accessed via stairs and surrounded by hedge/rails. Safety cover when not in use
- Poolside area with pergola, sun-loungers and lights
- Pool house (80m², built underground) with gym (treadmill, bike, weights, benches), sauna (for 3-4 guests, charges apply), bar, kitchenette and 2 x changing rooms/shower rooms
- Gazebo for al-fresco dining
- Barbecue
- Italian garden
- Vast estate including woodland, olive trees and hills



- Tennis court (astro-turf) with rackets
- Grass field with golf training spot (200 yards)
- Small private lake
- Fenced and gated grounds
- Parking

Facilities

- Wi-Fi (ground floor only)
- Air-conditioning
- Heating
- Lift
- Gym and sauna
- Wine cellar
- Satellite TV and DVD player
- Music system
- Media library
- Games console
- Telephone
- Office facilities
- Hairdryers (each bedroom)
- Bathrobes
- Alarm system
- Washing machine and dryer
- Ironing facilities

Location & Local Information

Villa Elixir enjoys a hillside position just 12km from the historic and beautiful town of Lucca.

Wander around 500m to reach the nearest restaurant, an authentic *osteria*, whilst other local shops, restaurants and a supermarket can be found in and around the nearest village, about a 5-minute drive away. The local roads are ideal for walking or jogging by the vineyards in this picturesque setting.

One of the greatest draws of the villa's location is its close proximity to the delightful town of Lucca, just 12km away. Start by exploring the atmospheric city walls, by foot or bike, and take in the amazing views. The historic centre inside the walls is full of charm as you will discover when pottering around the narrow lanes, coming across old churches and exquisite architecture. Dine in excellent restaurants, find your favourite bar or visit one of the inviting gelaterias or *pasticcerie*. It's an easy drive home after a day or evening out in Lucca – you will soon feel like a local as you keep heading back to explore a little more!

Pisa (30km) is also within easy reach, or drive a little further north towards Viareggio (36km) for a day by the blue-flag beaches of the Versilia coast where you will find some fantastic summer watersports. Spend time soaking up the atmosphere of this vibrant seaside town.

Beguiling Florence (79km) is just over an hour away on the well-connected autostrada or discover some of the idyllic villages and towns even closer such as Montecatini Terme (32km) with its thermal spas and Vinci (45km), the birthplace of the famous artist.

For another spectacular day out you could even travel as far as the incredible seafront village of Porto Venere and the enchanting villages of the Cinque Terre – find out why this part of the coastline has been declared a UNESCO World Heritage site. La Spezia (86km), the gate-way to the Cinque Terre, is just over an hour away by car or avoid the tourists by visiting some of the less crowded villages along the romantic Golfo dei Poeti.

There are also plenty of cycling and mountain biking opportunities in the area around Villa Elixir and horse-riding near Lucca. Keen walkers can uncover some lovely trails in the region as well as hiking paths further afield with the Apuan Alps around an hour away.



Local Amenities

Nearest Airport

**Pisa Airport
(45km)**

Nearest Airport 2	Florence Airport (68km)
Nearest Restaurant	(500m)
Nearest Village	(2.2km)
Nearest Supermarket	Esselunga (4km)
Nearest Town/City	Lucca (12km)
Nearest Beach	Viareggio (36km)
Nearest Golf	Montecatini Golf (38km)

What we love

- So close to Lucca, this majestic villa effortlessly combines period charm with contemporary features
- A private pool, tennis court, a gym and even a sauna – the facilities are second to none
- Breakfast is prepared daily and for other meals a private chef can be arranged
- The local restaurant, an authentic *osteria*, is within walking distance
- Pisa, Florence, Viareggio and even the Cinque Terre coastline can all be visited for spectacular days out

What you should know...

- Daily breakfast is prepared for you – guests just have to pay for the ingredients
- If you wish to use the sauna (charges apply) then the staff can arrange this for you
- Wi-Fi is available on the ground floor only
- Four of the bedrooms have twin beds which can be made into King-sized beds. Please see the 'Features' tab for further details.
- The extensive grounds include rolling hills, woodland and a lake

Terms & Conditions

- Security deposit: €5000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection. A €1000 deposit (in cash) will be collected upon arrival as a deposit for breakfast items).
- Arrival time: 4pm - 5pm
- Departure time: By 10am
- Energy costs included?: Yes, up to 200KW per week. Excess charged at a rate of €0.50 per kWh, payable locally.
- Heating costs included?: Extra cost, payable locally.
- Linen & towels included?: Yes. An extra linen change is available at an extra cost, payable locally.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes, plus daily maid service (6 hours per day, 6 days per week). 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.
- Changeover day: Saturday.
- Minimum stay: 7 nights in June, July, August and December. 3 nights during the rest of the year.
- Pets welcome?: No.
- 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.
- Internet access?: Wi-Fi internet access included (ground floor only).
- 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: There is a charge to use the 4-person sauna in the pool house, payable locally.
- Other Ts and Cs: A highchair is available on request.
- Other Ts and Cs: Cots are available on request - extra €100 per cot, per week, payable locally.
- Other Ts and Cs: An additional bed is available on request - extra €250, payable locally.
- Other Ts and Cs: Daily breakfast preparation and daily cleaning (6 hours per day/6 days a week) are included. A mandatory food deposit (€1000) is required for breakfast and other groceries.