

# Santa Gemma

Region: Lucca & Pisa Sleeps: 14 - 32

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## Overview

Immerse yourself in a quintessential Tuscan experience at this splendid 17th century home where you will be welcomed with open arms by the passionate owners who have restored this villa with Italian charm and grace.

Santa Gemma dates back to the 1600s when a noble family bought the villa as their summer residence, then in the 19th century it was gifted to monks who altered the rooms and attached a school and church to the house. Its current owners have spent many years overseeing the careful renovation of this grand villa, bringing it back to its former beauty, even hiring an artist from Florence to restore the 18th century frescoes which can be found in some of the wonderful rooms.

Of course, no expense has been spared to introduce 21st century luxuries such as complimentary Wi-Fi, mini-bars and robes in the bedrooms and beautiful bathrooms, many with contemporary rain showers. In the main villa there are eleven air-conditioned bedrooms upstairs, most en suite, including five duplex suites with their own living area, sumptuous bedroom and two bathrooms! A lift for luggage, an equipped study and an outdoor fitness area are just some of the other added features that are sure to impress.

Relax in the elegant living room, create feasts in the perfectly equipped kitchen and serve under the fresco-painted ceiling of the grand dining room. Much of the ground floor also opens up to the 19th century formal gardens. Views of olive groves, vineyards and the distant mountains are breathtaking or you may just find yourself distracted by the aromas of citrus and herbs as you explore the paths leading to ornate lawns, fruit trees and pretty places to sit in solitude. The setting of the swimming pool is simply sublime with jasmine and roses trailing over the traditional stone walls.

New from May 2022, the owners have added a charming two-storey annexe offering five additional bedrooms, three of them junior suites with their own bathrooms, as well as a large dining room and gym.

It's also a picture-perfect wedding venue, not just because of the glorious gardens ideal for a summer ceremony and marquee or the *limonaia* which can be transformed into a magical dining room. A reception can alternatively be hosted in the grand surroundings of the villa itself and the adjoining chapel adds to the romantic ambience of this special venue.



Set within walking distance to a handful of shops and restaurants, the location is superb with the enchanting town of Lucca just 11km away, Pisa and Florence also within striking distance as well as a wealth of medieval villages close by. Visit magical Collodi (the home of Pinocchio's author) or the birthplace of Leonardo da Vinci, followed by sunny beach days at Viareggio or even as far as the Ligurian coast.

Whether a family holiday or a once in a lifetime event, Santa Gemma offers Italian beauty, character and historic charm and allows you to explore this captivating part of northern Tuscany and beyond.

## Facilities

Private Pool • Heated 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 • Ideal for Parties • Satellite TV • Lift • Gym/Fitness Room • Outdoor Games • DVD • Heating • Conference Facilities • 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 • Romantic • Chapel on Site

# Interior & Grounds

- 1) 7 bedrooms only - four standard rooms and the annexe will be closed (14-person price, available in 2023 only)
- 2) 11 bedrooms only - the annexe will be closed (22-person price)
- 3) 16 bedrooms (32-person price)

## Villa Interiors

### Ground Floor

- Large living area with chairs, sofas, satellite TV, DVD player and music system. Doors leading to garden
- Dining room with large table
- Study with desk, PC, printer and copier
- Professional kitchen, fully-equipped including dishwasher (x2), fridge, freezer, oven, stoves (x2), kettle, microwave, blender, toaster and coffee maker. Doors leading to garden
- Laundry room
- Pantry
- 2 x guest WCs (one fully accessible)

### First Floor (via lift or stairs)

- Bedroom (20m<sup>2</sup>) with double/twin bed (180x190cm) and en suite shower room with open shower. Suitable for guests with restricted mobility (using lift). Connecting door to below suite.
- Suite (60m<sup>2</sup>) with living area, sofa-bed, mini-bar, wardrobe area with safe and bathroom with bath, hand-held shower and WC. Upstairs (open-tread) to partially mezzanine-level with king-size double/twin bed (200x190cm), desk, mini-bar and en suite shower room with WC. Living area connects with above bedroom.
- 3 x further suites (60m<sup>2</sup>) with living area, sofa-bed, mini-bar, wardrobe area with safe and bathroom with bath, hand-held shower and WC. Upstairs (open-tread) to partially mezzanine-level loft bedroom with king-size double/twin bed (200x190cm), desk, mini-bar and en suite shower room with WC.
- Suite (60m<sup>2</sup>, via steps from hallway) with living area, sofa-bed, mini-bar, wardrobe and bathroom with shower and WC. Upstairs (open-tread) to partially mezzanine-level loft bedroom with twin beds (115cm wide), mini-bar and en suite shower room with WC.

### Second Floor (via lift or partially open-tread stairs)

- Bedroom (25m<sup>2</sup>) with double/twin bed (180x190cm) and en suite bathroom with small bath, hand-held shower and WC
- Hallway with living area



- Bedroom (40m<sup>2</sup>) with king-size double/twin bed (200x190cm), balcony with garden view, walk-in wardrobe and small study area with desk, en suite bathroom with bath, hand-held shower, WC and separate shower cubicle
- Bedroom (40m<sup>2</sup>) with king-size double/twin bed (200x190cm) and bathroom with bath, hand-held shower and WC
- Bedroom (24m<sup>2</sup>) with double/twin bed (180x190cm)
- Bedroom (20m<sup>2</sup>) with double/twin bed (180x190cm)
- Bathroom with corner bath (with shower above), WC and two wash basins (shared between above two bedrooms)

### **Annexe Interiors**

#### *Ground Floor*

- Large dining room (can seat up to 80 people for events)
- Kitchen, professionally equipped
- Gym and jacuzzi

#### *First Floor*

- 2 x bedrooms with shared bathroom
- 3 x junior suites with en suite bathroom

### **Outside Grounds**

- Heated swimming pool (14x6m, depth: 1.4m) open approximately April to October. Heated on request (in advance). Fenced surroundings
- Al-fresco dining area
- Barbecue
- Lawns
- Walled formal gardens with fountain
- Lemon and grapefruit trees
- Outdoor fitness area
- Garden toys
- Reception room (for meetings and/or events, charges apply)
- Fenced grounds
- Parking

### **Facilities**

- Wi-Fi
- Air-conditioning (bedrooms)
- Heating
- Fireplace
- Lift (for luggage)
- PC, printer and copier

- Telephone
- Satellite TVs with English speaking channels
- DVD player
- CD player and stereo
- Alarm clock
- Mini-bars
- Robe and slippers
- Safes
- Hairdryers
- Mosquito nets
- Games
- Outdoor fitness area
- Gym and jacuzzi (only if booking annexe)
- Garden toys
- Ironing facilities
- Washing machine and dryer

## Location & Local Information

Just 11km north-east of Lucca and around an hours drive from Florence, Santa Gemma enjoys a fantastic location for exploring this enchanting part of northern Tuscany and beyond.

Set in formal gardens with views of olive groves, vineyards and distant mountains, you are within walking distance to a residential area/village with local restaurants and shops, including a supermarket. Also a short walk away is a fascinating late Renaissance stately home and stunning gardens where tours can be arranged.

Lucca (11km) is a beautiful town, within easy reach of Santa Gemma and once you visit you'll yearn to return. The city walls are amazing to explore, walking or cycling along the paths, stopping off for shady picnics or playgrounds before heading into the heart of the historic centre to discover authentic restaurants, inviting gelaterias, lovely shops alongside enchanting squares and exquisite architecture.

A little further south, Pisa (30km) is also a brilliant city to explore, not just because of the Leaning Tower but also the charming and vibrant atmosphere by the riverside. Of course, the historic and artistic treasures of Florence (77km) are also within striking distance, the perfect day for sight-seeing or simply soaking up the ambience in the bars and *trattorie* of this glorious city.

A little closer to home, organise a treatment in the spa-town of Montecatini Terme (20km), also home to some superb boutiques or visit the birthplace of the great artist, Leonardo da Vinci, in the delightful village of Vinci (40km). The pretty village of Collodi (10km) is also worthy of a visit, especially for families who will adore the magical theme park, Pinocchio Park.

Those who prefer outdoor activities have horse-riding within a short drive, plenty of cycling opportunities as well as wonderful walking. Lovers of wildlife should visit the incredible Tuscan wetlands, Padule di Fucecchio, around 30km south or head north towards the spectacular Apuan Alps, around an hour away, for breathtaking hiking trails.

Not forgetting watersports along the Versilia coast with the sandy beaches of Viareggio (42km) and Forte dei Marmi (50km) within an hour. For even more spectacular scenery, drive as far as the enchanting Golfo dei Poeti, including Porto Venere (105km) and La Spezia (90km), the latter being the gateway to the Cinque Terre National Park, a UNESCO World Heritage site and visited by travellers from all over the world.



## Local Amenities

Nearest Airport	<b>Pisa International Airport (50km)</b>
Nearest Airport 2	<b>Florence Airport (68km)</b>
Nearest Village	<b>Small local village (Walking distance )</b>
Nearest Restaurant	<b>Local village (Within 1km)</b>
Nearest Supermarket	<b>Local village (Within 500m)</b>
Nearest Town/City	<b>Lucca (11km)</b>
Nearest Golf	<b>Golf Montecatini Terme (38km)</b>
Nearest Tennis	<b>Capannori (7km)</b>
Nearest Beach	<b>Viareggio (42km)</b>

## What we love

- A stunning venue for both weddings and family holidays with its ornate Italian gardens and beautiful surroundings
- Expect a high level of service from bath robes, slippers and mini-bars in each bedroom to breakfast every morning and a welcome dinner for guests staying a week or more
- The duplex suites are superb with a living area downstairs, a sumptuous bedroom on the upper level and two en suite bathrooms!
- Restaurants and shops are within walking distance whilst enchanting and historic Lucca is just 11km away
- Visit Pisa, Florence and even the Tuscan or Ligurian coast for more wonderful days out

## What you should know...

- There is such a wonderful range of bedrooms – check the Features for full details including the duplex suites with two en suite bathrooms!
- Air-conditioning is featured in the bedrooms only.
- The 14-person price (available for 2023 bookings only) includes use of seven bedrooms only (four standard rooms will be closed) whilst the 22-person price includes eleven bedrooms. In both cases the annexe will be closed. The 32-person price includes the annexe which features a gym, jacuzzi and large dining room.
- If renting only seven bedrooms (14-guest price, available in 2023 only), please inform us if you require the bedroom suitable for guests with restricted mobility as this bedroom will otherwise be closed.
- Availability is on request only during winter months - please enquire.
- The owners live in the west-wing of the building and grounds, with their own entrance and parking area. They are always on hand if ever needed.
- If you would like the pool to be heated, then advance notice is needed as it takes a day to get to the right temperature. See "T&C" tab for full details.

# Terms & Conditions

- Security deposit: €2000 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?: Yes, except air-conditioning which is payable locally based on consumption.
- Linen & towels included?: Yes. Bath towels changed mid-week.
- Pool towels included?: Yes, changed mid-week.
- End of stay cleaning included?: Yes, plus maid service included (4 hrs per day, six 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 heating charge?: Yes, starting from €100.00 a day, payable locally. Pool heating must be requested in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool is open approximately April to October. 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. All other durations on request.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement will apply (payable locally).
- Smoking Allowed?: Outdoors 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 a highchair are available on request, subject to a supplement of €40.00 each, payable locally in cash.
- Other Ts and Cs: Sofa-beds in the suites are available on request for additional guests - subject to an extra charge of €35 (2023)/€55 (2024) per person per day, payable locally in cash (maximum of 5 extra guests).
- Heating costs included?: Extra cost for heating and air-conditioning - €15 per day, per room payable locally in cash. credit cards or bank transfer payments are also accepted with a surcharge of 22% (VAT).
- Other Ts and Cs: The 14-person price (available for 2023 bookings only) includes use of seven bedrooms only (four standard rooms and the annexe will be closed) whilst the 22-person price includes all eleven bedrooms in the villa (the annexe will be closed). The 32-person price includes the annexe and it's gym/jacuzzi - so 16 bedrooms in total.
- Other Ts and Cs: If you are renting just seven bedrooms (14-person price, available in 2023 only), please inform us if you require the bedroom on the first floor which is suitable for guests with restricted mobility (as this bedroom will otherwise be closed).
- Other Ts and Cs: Availability is on request only during winter months - please enquire.