

# Villa Lucy

Region: Montepulciano **Sleeps:** 18 - 24

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## Overview

Immersed in the Tuscan countryside away from the crowds, Villa Lucy is a luxury country villa nestled in the beautiful Val d'Orcia, a UNESCO World Heritage Site in the heart of central Italy. The sprawling resort is surrounded by rolling plains and offers a truly harmonious stay for those who wish to restore calmness in their lives.

The Tuscan landscape is considered among the best that Italy has to offer. Full of spectacular hills, elegant architecture, sun-kissed vineyards and gnarly olive groves, it lures travellers in search of fine art, cuisine as well as history and nature.

Stone arches, wooden-beamed ceilings and cool flagstones underfoot make this traditional Tuscan farmhouse a wonderful example of the area's distinctive architecture. Featuring nine bedrooms hosting up to 24 guests, the ample property is ideal for big group getaways as well as weddings and honeymoon stays. Inside each carefully decorated bedroom, you can find old elements such as exposed brick walls, wooden beams and clawfoot bathtubs mixed with contemporary touches to create a unique rustic feel.

The home is enveloped by manicured gardens with green bushes and citrus trees throughout – but the star of the show is the panoramic pool offering scenic views over the pristine landscape. Perfect for a wholesome morning swim or an afternoon splash, it lets you breathe in the fresh countryside air. On a balmy evening, the outdoor veranda is the best spot to curl up with a lightweight blanket and watch the orange-slice sunset linger in the distance with a side of your favourite aperitif. If you decide to stay for stargazing, the handy firepit is sure to keep you warm until the early morning hours.

It's best to hire a car to explore the surrounding towns and natural wonders and the closest village is 10km from the villa.

To further soak up the region's wholesome atmosphere, the Riserva naturale Lucciola Bella is a green paradise displaying the region's stunning nature with roads snaking through the endless countryside, walking trails and abundant plant species. There are amazing vantage points along the way from where to admire the valley as well as many authentic picnic spots if you need to stretch your legs and refuel.



More nature awaits at the Lago Trasimeno, a 90-minute drive away. Here you can relax on the pebbled shores, admire the water from the comfort of a paddle board and rowing boat or wine and dine in characterful trattorias dotted all around.

The closest bigger city is Grosseto, located a comfortable 80-minute drive away. It has a pretty central square and 2900 meter long city walls that have been turned into a tree-line walkway, inviting you for a picturesque stroll after a hearty lunch. Stop to admire the Cathedral of San Lorenzo or visit the Archeological Museum filled with well-preserved Etruscan artefacts to catch up on some history lessons.

Just over a 90-minute drive away, Perugia is a city known for its defensive walls built around the historic centre and a Priori Palace that exhibits regional art from the 13th century onward, making it a wonderful option for a relaxed day trip.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Air-Con • Pets on Request • BBQ • Safety Deposit Box  
• Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Main Villa Interior (700m<sup>2</sup>)

### Ground Floor

- Two master bedrooms, each with a living area, fireplace, twin/King-sized beds, en-suite bathrooms and freestanding baths
- Bedroom with twin/king-sized bed and en-suite bathroom with shower
- Dining room (80m<sup>2</sup>) overlooking the outdoor pool
- Kitchen (20m<sup>2</sup>) with a fridge, freezer, hob and electric appliances
- 3 x guest WCs

### First Floor

- Two bedrooms with twin/king-sized beds and en-suite bathrooms with showers
- Master bedroom with twin/king-sized bed and en-suite bathroom and freestanding bathtub with valley views

## Annexe Building

- Bedroom with twin/king-sized bed, fireplace, en-suite bathroom with shower and patio with valley views
- Bedroom with king-sized bed, en-suite bathroom with shower and patio with valley views
- Bedroom with twin/king-sized bed and en-suite bathroom with shower and patio with garden view

*\*\*For bookings of 19-24 guests, extra beds/sofa beds will be added to some of the rooms - please enquire should you require details.\*\**

## Outside Grounds (500m<sup>2</sup>)

- Panoramic pool (20m x 3m). Open approximately April to October
- Garden
- Pool terrace with sun loungers
- Pergola
- Stone terrace with lounge furniture and stone fire pit
- Outdoor table and chairs
- Barbecue
- Private parking

## Facilities



- Wi-Fi
- LCD and Sky TV
- Air-conditioning
- Hairdryers
- Safes
- Washing machine



## Location & Local Information

With undulating fields dotted with vineyards and capped by mediaeval towns, Tuscany's rich land offers so much to offer. Though mostly rural and therefore perfect for those looking for an unhurried pace of life, the charming region also possesses some of Italy's most enchanting cities, where architectural treasures can be found on every street. Luckily, Villa Lucy is set in the bucolic backcountry that emanates true Italian romance, with an excellent proximity to many striking towns and notable sights.

If you're a lover of authentic experiences and wish to reconnect with nature, the plains and grasslands surrounding this oldworldly estate will provide the perfect place to do it. On most days, you can get away with lazing around the pool and going on walks through the fields - and when you feel social, there are many local villages right at your doorstep.

For a spontaneous day or half-day trip, hop in the car and drive for 20 minutes to reach the charismatic town of Castiglione d'Orcia. Its postcard setting is well favoured among tourists who come here to admire the hilltop castle Rocca a Tintinnano offering cinematic views over the valley below, as well as the nearby thermal baths. A stroll through this idyllic town will surely make you forget the sense of time.

If you wish to soak up more culture, then a visit to Umbria's capital will help you to immerse yourself in the immense history of the region. Featuring a plethora of Etruscan archways, Gothic palazzos and winding streets, this authentic city also has an admirable dining scene with fantastic restaurants, cafés, bakeries and bars serving local dishes alongside indulgent deserts and crisp wines.

Just over 90 minutes by car, you can be dipping your toes into the warm sand of on one of the many beaches on the Tyrrhenian coast. The wide beach of Marina di Grosseto is backed by a lush pine forest which offers excellent shelter from the blazing sun. There are many more bathing spots located along the shores, so beach-combing wanderers should get ready to go exploring. Continue down south to find the best hideouts until you reach the Parco Regionale della Maremma, a natural park with forest trails, cycling paths and even canoeing options. The true hidden gem is however the almost-secluded Cala Di Forno beach with a white-washed sand and resident deer happy to pose for your holiday photographs.

If you need more ideas on what to do, The hilltop town Arezzo allows you to see the best of the old and new Tuscany in one place, mainly due to its many landmarks such as its cathedral with painted vaulted ceilings and a 15th-century fresco of Mary Magdalene by Piero della Francesca, or the imposing



Medicean Fortress – an impregnable mediaeval marvel with breathtaking views.

End your unforgettable holiday on a high note – with a visit to Florence. Just under 2 hours by car, the soul of Tuscany brimming with Renaissance influence is full of romantic spots, ambient restaurants, and myriad architectural and artistic wonders you simply must see yourself.

### Local Amenities

Nearest Airport	<b>Perugia (98km)</b>
Nearest Airport 2	<b>Florence (163km)</b>
Nearest Village	<b>(10km)</b>
Nearest Restaurant	<b>(10km)</b>
Nearest Bar/Pub	<b>(10km)</b>
Nearest Shop	<b>Small grocery shop (10km)</b>
Nearest Tennis	<b>Chianciano Terme (20km)</b>
Nearest Train Station	<b>Chiusi-chianciano Terme (33km)</b>

## What we love

- Crafted from rustic bricks and overgrown with trailing plants, the charming outdoor patios are great for hosting al-fresco soirées
- Visit the famed natural springs Terme San Filippo with steaming waterfalls and piping hot pools, only a 12-minute drive away
- Forget the stress and strains of everyday life in this sprawling resort surrounded only by vast plains and dipping hills
- The stunning estate is only a 2-hour drive away from Tuscany's most prestigious and amorous city, Florence

## What you should know...

- Villa Lucy comfortably sleeps up to 18 guests in nine bedrooms. For bookings of 19-24 guests, extra beds/sofa beds will be added to some of the rooms - please enquire should you require details.
- The bedrooms are split between the main villa and the annexe, providing privacy for families travelling together.
- In eight of the bedrooms, the King-sized beds can be made into twin beds (on request) - please see the 'Features' tab for further details.
- Please note that due to the property's rural location, hiring a car is highly recommended.

# Terms & Conditions

- Security deposit: Credit card details are required on arrival for pre-authorisation.
- Arrival time: 3.00 p.m. - 8.00 p.m.
- Departure time: 11.00 a.m.
- Minimum stay: 5 nights during Christmas. 3 nights during all other periods.
- Changeover day: Flexible.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: Yes, and daily cleaning included. 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- 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.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Pets welcome?: On request only and with prior agreement from the owner.
- Internet access?: Wi-Fi internet access included.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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