

# Villa A Picco

Region: Lucca & Pisa Sleeps: 12

## Overview

Located on the breathtaking coast of Livorno, Tuscany, Villa a Picco is a magnificent waterfront property that can comfortably accommodate up to 12 guests. This luxurious villa has recently been renovated, and as soon as you arrive, you'll be captivated by the stunning panoramic views of the turquoise sea and the picturesque Tuscan archipelago islands.

With three levels of living space, there's room for everyone to spread out and enjoy the villa's many amenities.

The main level features a double bedroom and a room with two twin beds, ideal for a family or a small group of friends. This floor is a true paradise for foodies and those who love to entertain. You'll find a large and fully equipped kitchen, perfect for preparing delicious meals using fresh local ingredients. The stone wall feature brings the outdoors in, replicating the rugged coastline location. The adjoining dining room is ideal for intimate dinner parties, while the porch provides a breathtaking backdrop for al fresco dining.

The upper level is accessed by a spiral staircase and features a spacious living room with a TV, hi-fi system, and DVD player. From here, you can step out onto the terrace and soak in even more of the stunning scenery. You'll feel like you're on a lavish cruise liner with floor-to-ceiling windows providing uninterrupted views of the sparkling sea. Take a seat on one of the plush sofas and let your worries melt away as you indulge in the beauty of your surroundings.

On the second upper level, you'll find four more bedrooms, including two double bedrooms, one with an exit to the balcony, and one room with twin beds and access to a balcony. Each bedroom is a tranquil oasis of comfort and luxury, providing the perfect retreat after a day of exploring the local sights. And with two luxurious bathrooms, complete with showers and a Jacuzzi, you'll feel utterly pampered throughout your stay.

But the true star of this villa is the outdoor space. With a terraced garden, saltwater swimming pool, outdoor shower, and a barbecue, you'll never want to leave.

The villa also has direct access to a rocky beach. Descend the ladders to the flat and practicable cliff below and immerse yourself in the crystal-clear waters of the Mediterranean. The sandy Baia del Quercetano beach is just a short 1km away. Whether you're sunbathing, fishing, diving, swimming, or



snorkelling, you'll be surrounded by the stunning natural beauty of this magical location.

The villa is uniquely positioned and enjoys a breathtaking view of the background of the Gorgona, Capraia, and Elba islands. The property is surrounded by a vast Mediterranean scrub and native plants and is about 2km from Castiglioncello, a small but charming town on the coast of Livorno.

Villa a Picco is truly a masterpiece of design, combining contemporary luxury with the natural beauty of its surroundings.

## Facilities

Villa/House • Saltwater Pool • Beach Nearby • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Satellite TV • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Watersports • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips • Seafront



# Interior & Grounds

## Villa Interior (450m<sup>2</sup>)

### *Ground Floor*

- Dining room with dining table and sliding doors leading out onto the terrace
- Kitchen equipped with oven, dishwasher, induction plates, toaster, kettle, microwave, freezer, electric coffee machine, and garden access
- Bedroom with double bed
- Bedroom with twin beds
- Bathroom with shower and WC

### *Upper Floor (accessed via a spiral staircase)*

- Living room with sofas, TV, curved floor-to-ceiling windows and terrace access

### *Second Upper Floor*

- 3 x bedrooms with double beds, one with balcony access
- Bedroom with twin beds and balcony access
- 2 x bathrooms with shower and WC

## Outside Grounds

- Saltwater swimming pool (7m diameter). Open approximately beginning-April to end-October
- Sun loungers and parasol
- Terraced garden with wildlife garden and trees
- Three partly-covered terraces
- Barbecue
- Outdoor shower
- Shower and WC
- Rooftop parking for 4 cars

## Facilities

- Wi-Fi
- Air-conditioning
- Electric heating
- Satellite TV
- Hi-Fi system
- DVD
- Washing machine
- Safe
- Iron
- Hairdryer

# Location & Local Information

The dazzling Villa a Picco is ideally located on Italy's Tuscan coastline, just 30m from the sea, making it an ideal base to explore the region's beautiful beaches, coastal towns, and even the countryside.

Only 2km from the villa lies Castiglioncello, home to several beautiful beaches, including the Spiaggia dei Quercetani and the Spiaggia della Baia del Porticciolo. These beaches offer crystal-clear waters and fine sand, perfect for a day of sunbathing, swimming, and relaxation.

For a more active experience, head to the nearby Cala del Leone, a secluded cove that can only be reached by boat or hiking through the woods. Cliffs surround the cove and offer stunning views of the sea. You can swim, snorkel, or simply relax on the beach and soak in the beauty of this hidden gem.

If you're interested in history and art, head to the nearby town of Livorno (20km), known for its beautiful architecture and art scene. The historic centre is a maze of narrow streets and colourful buildings, with plenty of cafes, restaurants, and shops to explore. Don't miss the beautiful Piazza della Repubblica, the Fortezza Nuova, and the Sanctuary of Montenero.

Every trip to Tuscany is complete with a visit to the Bolgheri wine region, renowned for producing world-class wines. Include some top vineyards, such as Tenuta Ornellaia and Cantina Petra Wine, on your itinerary. Take a guided tour to learn about the winemaking process, stroll through the picturesque vineyards and finish with a tasting. Remember to bring home a few bottles to enjoy with dinner.

While you're in Bolgheri, visit the charming hilltop village just 34km away. Spend a leisurely morning exploring the medieval streets, admiring the centuries-old churches, and browsing the artisan shops. You'll also want to stop by the imposing fortress and walk along the old walls for stunning countryside views.

Also within easy reach is the charming seaside town of Cecina (13km), offering a wealth of shops, cafés, and restaurants. Stroll along the riverside paths, visit the bustling marina, or browse the vibrant piazzas filled with markets. History buffs will appreciate the Archaeological Park, showcasing fascinating Roman and Etruscan ruins.



But the true gem of Cecina is undoubtedly its stunning beaches. Whether you're an avid water sports enthusiast or simply seeking a serene cove for swimming, there's a beach to suit your taste. One such beach is the breathtaking Marina di Bibbona, situated a little further down the coast and awarded the coveted Blue Flag status for its pristine waters. The beach is flanked by a vast pine forest, offering a welcome respite from the midday sun.

## Local Amenities

Nearest Airport	<b>Pisa</b> <b>(40km)</b>
Nearest Airport 2	<b>Florence</b> <b>(105km)</b>
Nearest Train Station	<b>Castiglioncello</b> <b>(2km )</b>
Nearest Town	<b>Castiglioncello</b> <b>(2km )</b>
Nearest City	<b>Pisa</b> <b>(40km)</b>
Nearest Supermarket	<b>Castiglioncello</b> <b>(2km)</b>
Nearest Restaurant	<b>Castiglioncello</b> <b>(2km)</b>
Nearest Beach	<b>Rocky beach or Baia del Quercietano</b> <b>(sandy beach)</b> <b>(30m or 1km)</b>
Nearest Tennis	<b>Castiglioncello</b> <b>(2km)</b>
Nearest Golf	<b>(8km)</b>

## What we love

- Spectacular coastal location with panoramic views of the sea and Tuscan archipelago islands
- Villa a Picco has direct access to the sea via a stepped path leading to a flat and practicable cliff where you can sunbathe, fish, dive, swim, or snorkel
- Idyllic location, just 2km from Castiglioncello, a charming town on the coast of Livorno, and with easy access to the sandy Baia del Quercietano beach

## What you should know...

- The spiral staircase is steep and narrow, please take care and supervise young children.
- Whilst there are bedrooms located on the ground floor, please note that Villa a Picco is accessed via a stepped path.
- A car is recommended to explore the region.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €400 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
- End of stay cleaning included?: Yes. 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.
- Energy costs included?: Extra €0.45 per Kwh, payable locally.
- Heating costs included?: Extra €0.45 per Kwh, payable locally.
- Minimum stay: 4 nights approximately beginning-November to Christmas, and mid-January to end-March. 5 nights during Christmas. 7 nights during all other periods.
- Changeover day: Saturday from mid-May to end-September. Flexible during all other periods.
- Pets welcome?: Maximum two dogs/pets are welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of €15 per day will apply (payable locally).
- Smoking Allowed?: Outside only.
- 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-€10 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately April to end-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.
- Other Ts and Cs: An extra bed is available on request subject to a €35 per day fee, (payable locally).
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that the owner does not accept young groups.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.