

Villa Ligurian

Region: Lucca & Pisa Sleeps: 8

Overview

With the Tyrrhenian Sea on one side and the Carrara Mountains on the other, the seaside city of Viareggio is a brilliant base for exploring the coast and cities of Northern Tuscany. Villa Ligurian is a great place to stay on holiday here; this spacious, well-equipped home can comfortably sleep up to eight guests.

The villa is set over three floors and a separate dwelling meaning there is plenty of room here for a large family or a group of friends travelling together. The ground floor is the heart of the home and where you will find the bright and airy living room, which leads around to a dining room. Off the dining room is a fully-fitted kitchen with all the appliances you would need to prepare meals or drinks for your group. Though the villa is relatively new, it has been constructed in a traditional farmhouse style which fits beautifully into the surrounding fields. Inside, the beamed ceilings, terracotta tiles and shuttered windows create a welcoming feel, offering you a cosy home from home.

Villa Ligurian has four bedrooms, each with en-suite bathrooms. One room is on the lower ground floor, two bedrooms are on the first floor, and the remaining bedroom sits in a separate annexe in the garden. This layout affords privacy to guests as the bedrooms are spread out.

Though the home is near the outskirts of the city, the gated, fenced garden provides a relaxing oasis filled with lawns, lemon trees and floral planting. Out here, guests can dip in the large private pool lined with sun loungers for unwinding in the sun. You can also dine outdoors at a table on the covered veranda or curl up with a good book on the outdoor sofas. The kids will love running around the lawn and playing table tennis.

When you need to visit the supermarket or would like to go out for a morning coffee, why not head into the centre of Viareggio which is 6km away. Viareggio is a lively city home to a great range of beaches dotted along the shoreline. The city also has a long history and a lovely centre which you can easily explore on foot. Another place you can shop or dine out is the nearby town of Massarosa which is just 8km away. This picturesque town is surrounded by idyllic countryside where you can enjoy scenic walks over the nearby lake. The town, which is made up of a group of hamlets, is a great place to explore, and you can see medieval streets, Roman ruins, noble villas and ancient churches here.

There are plenty of other places you can visit easily from Villa Ligurian,



including the charming town of Forte dei Marmi, which is 18km away, the city of Pisa is 27km away, and Lucca is 26km away!

Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV • Indoor Games • Pool/Snooker • Fenced Grounds • Parking Space • Watersports • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior (180m2)

Main Villa (sleeps 6)

Lower Ground Floor

- Bedroom with king-sized double bed and en-suite bathroom with shower, sink, bidet and WC
- Billiard table

Ground Floor

- Living room with sofas, fireplace, armchairs and flatscreen TV
- Dining room with table seating six
- Fully-fitted kitchen with table, oven, hob, fridge freezer, dishwasher, microwave, mixer, toaster, coffee machine and kettle
- Bathroom with shower, sink, bidet and WC

First Floor

- Bedroom with king-sized double bed and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with king-sized double bed and en-suite bathroom with shower, sink, bidet and WC

Separate Annexe (sleeps 2)

- Bedroom with queen-sized double bed, fridge and en-suite bathroom with shower, sink, bidet and WC

Outside Grounds

- Private swimming pool
- Poolside sun loungers and parasols
- Fenced garden with lawns, lemon trees and shrubbery
- Summer kitchen with barbecue and pizza oven
- Covered veranda with dining table and outdoor sofas
- Parking spaces

Facilities

- Wi-Fi
- Air-conditioning (in bedrooms only)
- Fireplace
- Flatscreen TV
- Washing machine
- Iron and ironing board



Location & Local Information

Villa Ligurian is ideally situated; located within a leafy suburban area and yet just 6km away from the nearest sandy beach and the centre of the coastal city of Viareggio. Without having to travel far, guests can enjoy relaxed beach days or shop for souvenirs in Viareggio's artisan shops. From your base here, you can also visit Pisa and Lucca which are around 30km away.

This area of Tuscany is perfect for those who love spending the day at the beach as there are so many to choose from along this stretch of coastline. Whether you are looking for a wide-open beach with sun loungers, parasols and bars or you would prefer a quiet, wild cove, you will find a much-loved beach within around 10km drive from the villa.

The closest beach is Bagno Maurizio which is only 6km away. The beach has a wide frontage with plenty of sun loungers, a play area and changing facilities. Backing on to dense pine forests and within walking distance of the town's amenities, this is a great place to spend the day. If you would like to visit the stunning beaches of the exclusive town of Forte dei Marmi you can be there within a 18km drive.

When you wish to visit a supermarket or shop at the market stalls in the streets, Viareggio is where you will find the nearest amenities. This thriving seaside town has plenty for visitors to see and do. On top of a great selection of beaches, there are lots of shops and a huge array of restaurants offering everything from traditional Italian meals to international cuisine.

Though the city seems modern, it actually has origins as far back as the 12th century as you can see as you look around the historic churches and Torre Matilde, a tower built in honour of a local countess. In the pretty centre you can walk along the attractive boardwalk past art nouveau homes and buildings and head towards some of the museums including the maritime museum and the Villa Paolina Civic Museum. If you are visiting in the winter months, you may be able to see some of Viareggio's famous carnivals.

Another brilliant place to visit is Forte dei Marmi which is 18km away. This is a picturesque town with high-end restaurants and an abundance of designer boutiques. Forte dei Marmi's beaches are pristine and offer chic beach bars so guests can relax with a cocktail in hand. As evening falls you will find many wine bars overlooking the pretty piazzas.

Alternatively, you can take boat trips from Forte dei Marmi to the Cinque Terre villages. This collection of pastel-coloured fishing villages is protected by UNESCO and are a must-visit destination. You could find a trip to visit just one of the villages or explore a few in one day.

When staying at Villa Ligurian, you are also perfectly situated for visiting the



walled-city of Lucca which is best seen on a guided tour. You can also visit Pisa and see the famous leaning tower, the stunning Duomo and some amazing museums and galleries. Both of these cities are under 30km away by car!

Local Amenities

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|-----------------------|-------------------------------------|
| Nearest Airport | Pisa (33km) |
| Nearest Airport 2 | Genova (148km) |
| Nearest Train Station | Viareggio (5km) |
| Nearest Town | Viareggio (6km) |
| Nearest Town/City | Forte dei Marmi (18km) |
| Nearest City | Pisa & Lucca (30km) |
| Nearest Beach | Bagno Maurizio (6km) |
| Nearest Restaurant | Local village (1km) |
| Nearest Supermarket | Local village (2km) |
| Nearest Tennis | Viareggio (6km) |
| Nearest Golf | (8km) |

What we love

- Villa Ligurian is a spacious family home set in the suburbs near the lively seaside city of Viareggio
- Eight guests can sleep at the home across four bright and airy bedrooms, one of which is set in a garden annexe
- The fenced grounds are the perfect place to unwind in the sun as guests can swim in the private pool, dine al-fresco and relax on the sun loungers by the lemon trees
- Guests will find several shops and cafes within a few kilometres of the home, while there is a larger range of shops and eateries in Massarosa and Viareggio, each under 8km away
- You can also reach the closest beach with ease, as Bagno Maurizio is just 6km from the house

What you should know...

- One of the villa's bedrooms is set within an external annexe which has its own bathroom. This layout is ideal as a young couple or grandparents wishing for a bit of peace could stay in this room.
- The home is enveloped by fields, though guests should be aware that as you are close to the vibrant city centre, there are some industrial buildings nearby, though these should not cause any disturbance.
- In order to visit towns and beaches nearby as well as cities such as Pisa which are further afield, we recommend that you hire a car for your trip.
- 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: A damage waiver is included in the rate to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €1,000. Above €1,000 claims will be made to recoup the extra charges incurred to repair any damage.

- Arrival time: 4.00 p.m

- Departure time: 10.00 a.m

- Minimum stay: 3 nights.

- Changeover day: Flexible.

- 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?: Yes.

- Pets welcome?: On request only and with prior agreement with the owner.

- Smoking Allowed?: Not allowed.

- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- 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.

- Internet access?: Wi-Fi internet access included. Please note this is a portal device and signal and connectivity is not guaranteed and may depend on the strength of the signal in your rental property.

- Pool opening dates?: 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: A cot, highchair, pushchair and camp bed are available at an extra cost, on request.

- 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.

- Other Ts and Cs: Villa Liguarian is made up of the main villa, which sleeps 6 guests across 3 king-sized double beds, and a separate annexe which sleeps 2 guests in a queen-sized double bed and offers additional privacy. Please see the 'Features' tab for further details.