

# Villa Botticelli

Region: Lucca & Pisa Sleeps: 14

## Overview

Escape to a world of antique charm and breathtaking views at Villa Botticelli, a stunning 8-room country house that has been meticulously renovated to offer the perfect blend of old-world elegance and comfort. Located just 15 km from the historic town of Lucca, this beautiful villa sits on a sloping hillside, surrounded by lush greenery and offering panoramic views of the picturesque Tuscan countryside.

Step inside the villa, and you'll be greeted by a warm and welcoming living room, complete with an open-hearth fireplace, satellite TV, hi-fi system, and air conditioning. French doors lead out onto a terrace, where you can sit back and take in the magnificent views whilst sipping on a glass of local Italian wine.

On the ground floor you'll also find a spacious and fully-equipped kitchen, complete with an open-hearth fireplace, dining table, and all the modern amenities you could need, including an oven, dishwasher, gas range, toaster, kettle, microwave, freezer, and electric coffee machine. There's also a double bedroom with an ensuite and French doors that lead out onto the luscious garden.

Head upstairs and you'll discover five beautifully-appointed double bedrooms, each with its own ensuite, as well as a room with two single beds and an ensuite. With natural stone floors, wood heating, and tasteful furnishings throughout, this is a place where you can truly relax and unwind.

Outside, the villa boasts a large terraced garden, complete with an azure swimming pool, outdoor shower, and plenty of comfortable seating areas where you can soak up the sun and take in the country vistas. There are also two large covered terraces, complete with barbecue facilities, where you can enjoy al fresco dining with family and friends.

With room for up to 10 cars, private parking is provided on the premises, and there's even a box-room for storing your beach towels, hats, and other essentials. And for those who need to stay connected, the villa is equipped with free WiFi.

This is a place where time seems to stand still, and the stresses of the world just fade away. Whether you're seeking a romantic escape or a family getaway, this holiday villa offers everything you need for an unforgettable



Tuscan adventure.

The villa's location is perfect for exploring the nearby towns and attractions. A supermarket is only 6km away, and the historic town of Lucca is just 15 km away, offering plenty of shops, restaurants, and attractions.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Outdoor Games • Table Tennis • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Watersports • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interior (370 sqm)

### Ground floor

- Living room with open-hearth fireplace, TV and terrace access
- Large fully equipped kitchen with oven, dishwasher, 5 gas rings, toaster, kettle, microwave, freezer, electric coffee machine, open-hearth fireplace, dining table, and terrace access
- Bedroom with double bed, garden access and an ensuite bathroom with shower and WC
- Bathroom with shower and WC

### Upper floor

- 5 x bedrooms with double beds, each room featuring an en-suite bathroom with shower and WC
- Bedroom with twin beds, and ensuite bathroom with shower and WC

## Outside Grounds (10,000m2)

- Swimming pool (12x6m, max depth: 1.5m), open approximately April to October
- Outdoor shower
- Sun loungers
- Terraces
- Parking
- Barbecue
- Table tennis

## Facilities

- Wi-Fi
- TV
- Air conditioning
- Alarm System
- Safe
- Iron
- Washing machine



## Location & Local Information

Villa Botticelli is conveniently located to explore all that the beautiful Tuscan countryside has to offer.

First up is the charming city of Lucca (15km). Take a leisurely stroll through the narrow streets of the old town and immerse yourself in the rich history and culture that surrounds you. Gaze in wonder at the impressive medieval and Renaissance buildings, including the iconic Lucca Cathedral and the Piazza Anfiteatro. Don't forget to walk along the city walls, which offer magnificent views of the city and the surrounding countryside.

If you're looking to unwind and relax, head over to Montecatini Terme (27km). Famous for its thermal baths, this spa town is just what the doctor ordered. Take a dip in the therapeutic waters and let all your troubles melt away. For an extra treat, indulge in a luxurious spa treatment to truly pamper yourself.

No trip to the area would be complete without a visit to the city of Pisa. Just a short 30-minute drive, this city is home to the iconic Leaning Tower of Pisa, one of the most famous landmarks in the world. But that's not all - Pisa is also home to other impressive landmarks such as the Piazza dei Miracoli and the Pisa Cathedral.

If you're a beach bum, make your way to the coastal town of Viareggio (41km). This lively town is home to a long stretch of sandy beach and a bustling promenade lined with shops, restaurants, and bars. Take a dip in the cool blue sea or just relax and soak up some sun.

Nature lovers, will enjoy hiking through the stunning Levigliani Antro del Corchia Park and taking in the beauty of the lush forests, sparkling streams, and stunning caves. The Antro del Corchia cave system is one of the largest in Europe, so don't miss out on this incredible natural wonder.



## Local Amenities

Nearest Airport	<b>Pisa International Airport (30 km)</b>
Nearest Airport 2	<b>Amerigo Vespucci Airport (63 km)</b>
Nearest City	<b>Lucca (15 km)</b>
Nearest Train Station	<b>Lucca Train Station (14 km)</b>



Nearest Tennis	<b>Tennis Club (2 km)</b>
Nearest Beach	<b>Bagno Maurizio, Viareggio (40 km)</b>
Nearest Bar/Pub	<b>Located in Capannori (1.5 km)</b>
Nearest Restaurant	<b>Located in Capannori (1.5 km)</b>
Nearest Supermarket	<b>(6 km)</b>



## What we love

- Stunning panoramic views of the Tuscan countryside from the villa's hillside location.
- Meticulously renovated with a perfect blend of old-world elegance and modern comfort.
- Beautifully-appointed bedrooms, each with its own ensuite and tasteful furnishings.
- Large terraced garden with a swimming pool, outdoor shower, and two covered terraces with barbecue facilities, perfect for al fresco dining with family and friends.

## What you should know...

- Due to the countryside location, a car is recommended for exploring the area.
- 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: €500 paid by credit card to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 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. Mid-stay cleaning optional in resort, for at an extra price per hour.
- Linen & towels included?: Yes.
- Energy costs included?: Yes.
- Minimum stay: 7 nights from mid-May to end-September and at Christmas. 4 nights during all other periods.
- Changeover day: Saturday from approximately mid-May to mid-September. Flexible during all other periods.
- Pets welcome?: Maximum two dogs/pets welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of €7 per pet per day will apply (payable locally).
- 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.
- Pool opening dates?: The pool is open approximately beginning of April to end of 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- 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.
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