

# Villa Picante

Region: Lucca & Pisa Sleeps: 9

## Overview

Proudly set on a hillside in Corsanico-Bargecchia, with astonishing countryside and coastal views, the traditionally styled Villa Picante offers a warm Tuscan welcome for up to nine guests.

As you climb the slope towards this impressive five-bedroom home, you'll be immediately enamoured by its ornate architectural style, with balconies and large windows that embrace its spectacular location.

Aspects of Tuscan heritage are reflected throughout the villa's decor and ornamentation, with beautiful hardwood furniture, a wine cellar typical of the area's country homes, and local glassware and wall art on display. Examples can be found in the cosy lounge on the lower ground floor, with beautifully preserved timber ceilings above paintings of Maremmano horses, a working breed native to the region and part of Tuscany's farming history. You'll see other aspects of the region's passion for food and family dining culture represented here, too, with several dining tables in and around the villa, all served by a beautifully appointed, farmhouse-style kitchen.

Guests at Villa Picante can choose from five individually styled bedrooms, four featuring sumptuous double beds. The lower ground floor bedroom is adjoined by a small lounge and bathroom, with a terrace door bringing you straight out to the poolside – a glorious way to begin your day. On the ground floor, a second bathroom serves the double and single rooms, with another suite on the first upper floor featuring its dining table. The balcony to the air-conditioned bedroom on the top storey delivers exceptional views, with a window in the bathroom ceiling allowing you to gaze at the stars while relaxing in a hydro massage bath.

It isn't just the astonishing views across rolling hills and woodland, opening up to the sea beyond, that typify the indoor-outdoor flow at Villa Picante. The ground floor opens immediately at its rear to a poolside terrace that borders its fantastic 'L'-shaped pool, with terrace access from various parts of the villa. There's a fantastic lounge area and a shaded dining table perfect for family lunches in the glorious Tuscan sunshine. Of course, the leading outdoor attraction is the pool itself, which begins almost inside the villa, extending around the back, featuring sun loungers and luxurious seating.

Just minutes away from the glorious beaches and port of Viareggio, you'll be based in the hillside village of Corsanico, where you'll find local options for gathering essential provisions and a restaurant just a short walk away. This



picturesque area offers a wealth of opportunity for hikers and sightseers, with charming villages surrounded by vineyards, olive groves and a ten-kilometre coastline.

## Facilities

Villa/House • Private Pool • Beach Nearby • 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 • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interior (450m2)

### *Lower Ground Floor*

- Living room with terrace access
- Bedroom with double bed (160cm) and access to poolside terrace
- Bathroom with shower, WC, bidet

### *Ground Floor (via spiral staircase)*

- Dining room
- Kitchen with gas hob, oven, dishwasher, microwave, fridge-freezer, toaster, kettle, electric coffee machine
- Bedroom with double bed (160cm)
- Bedroom with single bed (120cm)
- Bathroom with shower, WC, bidet

### *First Upper Floor (via spiral staircase)*

- Living room with dining table, satellite television, sound system
- Bedroom with double bed (160cm)
- Bathroom with shower, WC, bidet

### *Second Upper Floor (via spiral staircase)*

- Bedroom with double bed (160cm), air conditioning, balcony access
- Bathroom with hydro massage bath, shower, WC, bidet

## Outside Grounds (1500m2)

- Swimming pool (9m x 5m, max depth 1.9m) with pool room. Open approximately from beginning of May to mid-October
- Barbecue
- Two terraces
- Dining table
- Sun loungers
- Parking for three vehicles

## Facilities

- Wi-Fi
- Air-conditioning (only second upper floor bedroom, extra cost)
- Heating
- Iron
- Hairdryer

## Location & Local Information

You'll be based close to the centre of Corsanico, with a mini-market, bar and restaurant all within walking distance in this pretty village. Those keen to explore this rich landscape at close quarters will be spoiled for choice when finding hiking and walking trails, all of which unveil stunning views.

Visible from the panoramic balconies at Villa Picante, the beautiful coastline at Viareggio is just a twenty-minute drive away. Boasting an incredible ten kilometres of velveteen beaches that extend to up to two hundred metres wide, there's plenty of room for sunbathing, even at busier times of the season, with options at a variety of delightful *spiagge* to hire sun loungers and beach umbrellas. The sea is shallow, where it meets the golden sands, making it ideal for children, with wonderful boardwalk strolls to enjoy. You'll enjoy incredible panoramas, with the Apuan Alps on one side and the sea on the other.

Local specialities like *Cacciucco alla Viareggina* - a delicious bisque, aromatic fried fish and *Spaghetti alla Marinara* can be enjoyed in Viareggio's restaurants, with this port town's plentiful supply giving its chefs a wide range of fresh and exciting seafood. Visiting gourmets will relish the chance to prepare meals with some of the region's produce back at Villa Picante, with the Viareggio market offering the best locally sourced ingredients.

A trip to Viareggio offers plenty for art buffs in a region steeped in cultural heritage. The Villa Paolina Civic Museum hosts various artefacts, ranging from Neolithic pottery to musical instruments – with the top floor featuring beautifully preserved apartments once home to Napoleon Bonaparte's sister. The town centre's maritime museum offers a fascinating insight into Viareggio's seafaring history, with Villa Argentina showcasing Modernist installations and superb visiting exhibitions.

Famed for its leaning tower, Pisa is under an hour's drive from Villa Picante. A photo opportunity alongside the tower isn't missed by many. Still, a walk along the bank of the River Arno brings a wealth of other attractions, not least the beautiful Palazzo Blu, a fourteenth-century palace that's now an art gallery.

Wine lovers flock to Tuscany each year and with good reason. The region's limestone soils and perfectly balanced climate provide the perfect canvas for centuries of wine-making heritage. Aside from the obvious pleasure of enjoying a glass or two with dinner, there are numerous ways to explore a viticulture that delivers some of the world's finest labels. Take an e-bike tour around vineyards, step into vast cellars housing the region's finest offerings, or take a cooking class and learn the intricacies of pairing Tuscan food and wine. You can even book tours of rural wineries with transportation provided – so you can sample as many wines as you like!



## Local Amenities

Nearest Airport	<b>Pisa (30km)</b>
Nearest Airport 2	<b>Florence (87km)</b>
Nearest Town/City	<b>Viareggio (9km)</b>
Nearest Beach	<b>Viareggio (9km)</b>
Nearest Supermarket	<b>Supermarket (5km)</b>
Nearest Restaurant	<b>Restaurant (200m)</b>
Nearest Train Station	<b>Viareggio (9km)</b>
Nearest Village	<b>Corsanico (200m)</b>

## What we love

- The lower ground floor comprises a suite of its own, with a lounge, bathroom and double bedroom with access to the poolside terrace
- The top floor suite's balcony features astonishing views across the Tuscan countryside and the Ligurian Sea
- The balcony to the air-conditioned bedroom on the top storey delivers exceptional views, with a window in the bathroom ceiling allowing you to gaze at the stars while relaxing in a hydro massage bath.

## What you should know...

- This beautiful villa has four storeys, each accessed via a spiral staircase, so the upper levels may not be suitable for small children or those with mobility issues.
- The pool isn't fenced and is directly accessible from inside the villa, so caution is advised for groups visiting with small children.
- 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?: Yes.
- Heating costs included?: Extra €2 per m3, payable locally. Heating available approximately beginning- November to mid-April. Air-conditioning is an extra €20 per day, payable locally.
- Minimum stay: 4 nights for 2023. 7 nights from May to September 2024. 4 nights during all other periods in 2024.
- Changeover day: Flexible for 2023. Saturday from May to September 2024. Flexible during all other periods in 2024.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet will apply (payable locally). Max 1 pet allowed.
- Smoking Allowed?: No.
- 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 beginning-May to mid-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: Weddings, stag/hen parties and any special events are not allowed.
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