



## Property 10520



**Number of beds:** 10

**Bedrooms:** 5

### Bathrobes and Slippers

Bathrobes are provided for each guest (no slippers, just bathrobes).



### Air Conditioning In The Bedrooms

Electricity and air conditioning included up to 503 kW per week, the normal metered weekly usage allowance. Above this amount, extra charges will incur and be deducted from the security deposit.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Crib



### Stereo system and DVD



### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

5 Double bedrooms. One of the bedrooms can be converted into a twin room.



### Parking Space

Parking space for up to 5/6 cars, inside the property. Included in the rental price.

### Swimming Pool

16 x 5 m. Depth: 1.40/1.60 m.

### Heating

When needed, heating is included up to 82 m<sup>3</sup>, the normal weekly usage allowance. Above this amount, extra charges will incur and be deducted from the security deposit.

### Heated Pool

Pool heating not needed in summer months. In fall and winter, pool heating is extra, and its price depends on weather. The cost can be reduced after the usual 2-3 day warm up period if the electric automatic pool cover is closed after each use (please ask the housekeeper to close the cover). The pool will be heated if specifically requested and authorized by the guest.

### High Chair

### Concierge Service

Concierge service: limited concierge-like service is available through the house manager. These extra services are available at an extra cost (services include restaurant reservations and booking guest transportation).

### Housekeeping

Daily housekeeping, 7 days per week (from Monday to Saturday, from 8:00 am to 2:00 pm; on Sunday, from 9:00 am to 1:00 pm). Included in the rental price.

### Smart TV

### Satellite TV

### Countryside View

### Wi-Fi

### Insect Screens

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa Anna is 40 km from Pisa Galileo Galilei International Airport, 76 km from Florence Amerigo Vespucci International Airport, 160 km from Bologna Guglielmo Marconi Airport and 357 km from Rome Leonardo da Vinci International Airport. Lucca is 10 km from the villa, Pisa is 23 km, Camaiore is 19 km, Viareggio is 22 km, Forte dei Marmi is 42 km, Livorno is 55 km, Carrara is 63 km, Florence is 102 km, Volterra is 107 km, San 153 km, and Grosseto is 185 km.

## FEATURES

- 5 Double Bedrooms
- 5 En-Suite Bathrooms + 1 Guest Bathroom
- Mosaic-Tiled Pool
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living Room and Dining Room
- Pantry
- Outdoor Dining Area with Pergola
- Outdoor Lounge Area
- Outdoor Pizza Oven
- 4 Fireplaces
- Private Gate
- Garden



# DESCRIPTION

## Property 10520 - SAN MACARIO

### 5 Bedrooms

#### Location and Surrounding Area

Located just a few kilometers from the sea, this recently-restored and elegant property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. The Riviera della Versilia boasts twelve miles of uninterrupted sandy shores and beach resorts offering Italian beach culture in all its glory. What would otherwise be an ordinary stretch of beach is made extraordinary by the white peaks of the Apuan Alps, which rise like snow in the distance.

The property is just a stone's throw from Lucca, also known as "the city of 100 churches". Hidden behind impressive Renaissance walls, its cobbled streets, delightful squares and shady promenades make it a perfect destination to explore on foot. At the end of the day, open-air cafes and historic restaurants tempt visitors to relax over a glass of Lucchese wine and a slow progression of dishes prepared with fresh produce from nearby Garfagnana.

In thirty minutes by car, you can easily reach Pisa, exceptionally well-known for its Leaning Tower. Moving between its alleys and riversides you will discover architectural jewels such as Santa Maria della Spina, the headquarters of the Scuola Normale Superiore in Piazza dei Cavalieri, the exhibitions of Palazzo Blu and the magnetic charm of Piazza dei Miracoli. Start from the Baptistery and head to the 130-meter Camposanto Monumentale overlooking the square.

The villa is a few kilometers from Viareggio, the most important city in the Versilia. Established as a port of Lucca, this popular sun-and-sand resort is extremely renowned for its flamboyant Carnevale, second only to Venice's carnival, and for its disheveled line-up of art-nouveau facades along its seafront, which recall the town's 1920s and '30s heyday. Stroll along the city center's charming streets, eat a gelato on the Passeggiata, and look out to the sea on the Dersena.

Famous for being the preferred holiday destination of many international celebrities, Forte dei Marmi is just a stone's throw away from the villa and is the ideal place for those who love high standard services and a vibrant nightlife. With its beautiful beaches, exclusive designer boutiques, and lively atmosphere, Forte dei Marmi attracts tourists from all over the world every year. Before leaving the town, do not forget to take a stroll along the pier, historically used for loading marble extracted from the quarries onto the boats.

In less than hour by car, you can reach Livorno, a quintessential port town with a colorful history and cosmopolitan heritage. Declared a free port in the 17th century, Livorno attracted traders from across the globe. The result was a city famed throughout Europe for its multiculturalism. Today its seafood is the best on the Tyrrhenian coast, its historic quarter threaded with Venetian-style canals is full of character, and its elegant belle époque buildings offer evocative reminders of a prosperous past.

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#### The Property

Set on a hill, off of a paved country road through a private gate, Property 10520 is a very private residence with views in all directions of rolling, wooded hills. On a clear day, one can see, in the distance, the Leaning Tower in Pisa. The house was recently restored and the interiors designed by the finest craftsmen with respect for both Tuscan traditions and the highest standards of modern amenities. Property 10520 can sleep up to ten guests featuring five double bedrooms with en-suite bathroom spread over multiple floors.

Surrounded by a generous garden, this magnificent villa boasts an exclusive mosaic-tiled pool and a spacious poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind. Offering a tranquil atmosphere, the lawn surrounding the pool represents an idyllic spot for basking in

the sun and enjoying wonderful moments of relaxation. The outdoor area also features an al fresco dining area under the shade of a pergola, al fresco lounge area, and pizza oven.

Flooded with light, the ground floor features a fully-equipped kitchen opening onto an outdoor dining area under the shade of a pergola and outdoor lounge area. There is an adjacent pantry complete with a second large refrigerator and ice machine. The ground floor also features a dining room for up to ten guests, 16th-century fireplace, guest bathroom and access to the outdoor terrace. On the ground floor you will also find a double bedroom with queen-size bed, fireplace and en-suite bathroom with shower.

The house is filled with natural light and boasts inviting open spaces. On the first floor you will find a library with a large table and a collection of Italian history, literature and travel books, and an artist studio with desk, fireplace, sitting area, TV, stereo, DVD and French doors opening onto the front lawn. On the first floor you will also find two bedrooms: a master bedroom with king-size bed, fireplace, en-suite bathroom with tub and rain shower; and a double bedroom with king-size bed, stereo, desk, and en-suite bathroom with shower.

On the second floor you will find two bedrooms: a double bedroom with king-size bed, reading corner with desk, and en-suite bathroom with shower; and a double bedroom (which, on request, can be converted into a twin room) with king-size bed, desk and reading corner, and en-suite bathroom with bathtub and shower. All rooms are decorated in pastel tones, with antique pieces of furniture, exposed beams and terracotta tiles. All five bedrooms are air conditioned and all windows and doors have mosquito nets.

# PHOTOS

















