



# Property 131



**Number of beds:** 24  
**Bedrooms:** 12

**Bathrobes and Slippers**  
Provided for each guest.

 **Air Conditioning Throughout**  
Included in the rental price up to 2000 kW per week.

 **Air Conditioning In The Bedrooms**  
Included in the rental price up to 2000 kW per week.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**


 **Fireplace**

 **Tennis Court**

**Safe**  
Safe box in each bedroom.

**Crib**

**Available For Events**  
On request, the villa is available for events.

 **Stereo system and DVD**

 **Fibre Internet**

 **Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery


 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

Bath amenities

Daily refill.

 Butler


 Gym


 Parking Space  
Parking space included in the rental price.


 Swimming Pool

 Heating

High Chair

 Concierge Service  
Concierge service available on call and on site, 24/7.

 Cook Service  
Daily Chef service for preparation of breakfast and one meal (lunch or dinner) 6 days a week (Wednesday off). Cost of food and beverages not included.

 Housekeeping  
Daily maid service (Sunday off).

Smart TV

 Pool Table

Mattress topper

 Satellite TV

 Countryside View

 Lake View

 Wi-Fi

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

## NEARBIES

Pisa 17,5 km Pisa Airport 34,1 km Florence 76,9 km Florence Airport 69,1 km Siena 146 km Arezzo 151 km

## FEATURES

- 11 individually double bedrooms with en-suite bathrooms
- Private pool (12mt x 4mt)
- Billiard room, wine tasting room and wine cellar, drawing room
- Satellite TV, DVD, video library and fireplace
- Individually controlled air conditioning Heating in each room
- Barbecue
- Wireless internet access, computer facilities and fax
- Phone line in each room
- Housekeepers for daily maid service (on request)
- Gardener
- Pool attendant
- English speaking concierge
- Daily cook service for breakfast and lunch or dinner except Wednesdays – food and beverage costs : 10 euro + vat per person per breakfast and 35 euro + vat per person per meal
- **ADDITIONAL SERVICES** Baby sitting / Limo service / Vineyards sommelier tours / Country side travel arrangements / Wine, cheese and olive oiltasting / cooking classes / Weddings and events/ Tennis court and tennis couch / Laundry service / Massages and beauty treatments / Beach club / Sommelier service /Helicopter / Hot air balloon tour / Bikes





# DESCRIPTION

## *Property 131 - Tuscany*

### *11 Bedrooms - Pool*

Property 131 is an elegant 19th-century aristocratic villa set in the heart of a vast estate of terraced hills and olive groves. The villa has its own private chapel and ancient olive press, and boasts sweeping views across the estate and down the valley towards the medieval hilltop town of Lucca. Formal Italian gardens lay to the front of the villa, and to the rear a pretty walled garden with manicured lawns provides a peaceful setting for the delightful swimming pool and sun lounge. An arched loggia to the rear provides a shady retreat for relaxing or outdoor dining, overlooking the camellia garden. Tables, chairs and umbrellas are available for dining on the spacious grounds. All rooms within the villa are elegantly furnished. All bedrooms are ensuite and decorated with hand-painted details on the walls and ceilings. There are also magnificent views over the surrounding countryside and down to Lucca from all bedroom windows. With three living rooms, a formal dining room and study area, the villa offers larger groups plenty of opportunity to relax in each other's company, or enjoy moments of privacy.

**MAIN FEATURES OF THE VILLA** 11 individually styled double bedrooms with en-suite bathrooms (1 of them can be either queen or twin) Banquet hall, billiard room, wine tasting room and wine cellar, drawing room, Formal living room with satellite TV, DVD, video library and fireplace, Individually controlled air conditioning / heating in each room. Outdoor dining area, Fully equipped Tuscan style kitchen, Barbecue, First floor guest area with wireless internet access, computer facilities and fax, Work out room with cardiovascular and weight equipment, outdoor flood lit swimming pool (12 m x 4 mt ) Italian style garden, Phone line in each room.



# PHOTOS





























