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# Meriggio

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## Localization

Country : Italy

City : Tuscany

Address : Lucca/ Ref; IT 1112

## Properties

Type : Villa

Bedrooms : 3

Bathrooms : 3

Sleepings : 6

Showers : 0

WC : 4

## Features

Air conditioning - Wifi - Pool - Parking - Barbecue - Wheelchair access - Garden - Views - No smoking

## Description

Meriggio is an antique straw barn 260 m2 completely restored, situated in a small hamlet of properties located on the hillsides east of Lucca. The furniture and materials have been chosen with care making it a home of maximum comfort in complete harmony with the beautiful setting. Entry to the property through controlled gates.

This property is immersed between vineyards and olive trees, the furnishings of this property are typically Tuscan, with a touch of modern style which creates the perfect harmony between the "cotta" tiles and wooden ceiling beams. The owners have maintained the properties original style, with only the addition of the swimming pool in the splendid garden.

From this property it is possible to organise excursions to the Ville Lucchesi, or go to the beach, visit many typical cantine/enoteche on the hillsides of Montecarlo/Tuscany. Also, at disposal in the local area are day's out to Collodi, the town of Pinocchio or for the lovers of wellness and beauty the Terme di Montecatini. For Golf lovers there is a Golf Club in the local area.

The house is on 2 levels. On the ground floor there are an equipped kitchen with fire place, large dining room with a large table which allow to eat until 10 people very comfortable and living room with fireplace and access to the terrace where there is a wood oven ideal for pizzas and access to the garden. Always on the ground floor there are the laundry room with washing machine & dryer and a cloakroom with WC.

A stone staircase leads to the first floor where is set the sleeping area composed of 1 double bedroom with en suite bathroom with bath, 1 twin bedroom which can be converted to a double bed with a separate bathroom with bath and a further double bedroom with en suite bathroom with shower.

Air conditioning in the bedrooms and in the living room.

Outside the property is partially fenced, extends to over 5000 m2 of land with olive trees, flowers and various shrubberies. In front of the house, there is an external terrace, equipped with a stone table for pleasant meals outdoors, whilst admiring the marvellous Lucca hillsides. The salted swimming pool is situated about 30 m from the property in a peaceful area, measuring 6 x 12 m with a minimum depth of 1,5 m to a maximum of 2,5 m with a fading border. The water is purified with salt. The pool area is equipped with sun loungers, table, chairs and umbrellas.

## Accommodation: 260 m2

*Ground floor;*

Fully equipped Kitchen

Dining room with table seating 14

Living room, terrace

Cloakroom with WC

Laundry room with washing machine & dryer

*First floor;*

Bedroom 1: Double bedroom Queen size 160 cm bed with en-suite bathroom with Jacuzzi bath

Bedroom 2: Twin bedroom *which can be made up to a double*

Separate bathroom with bath

Bedroom 3: Double bedroom Queen size 160 cm bed with en-suite bathroom with shower room

**Outdoors Features: 5000 m2**

Garden

Salted swimming pool 6 x 12 depth of 1,5 m to a maximum of 2,5 m *is situated 30 m from the property*

Terrace with dining facilities al fresco

Charcoal grill BBQ

Deck chairs

Parking Included

**Features & Amenities:**

Sleeps 6 : Bedrooms 3 (2 doubles, & 1 twins of which can be made as double bed) Bathrooms: 3 which 2 en-suite (2 with bath,1 shower) & a cloakroom WC on the ground floor

Air conditioning in bedrooms & Living room

Fireplace, Wood/Tiled stove

Wi-Fi Internet

TV Satellite with Italian & English channels

Fully equipped kitchen with Coffee machine, Cooking utensils, Dish washer, Grill, Kitchen stove, Microwave, Oven, Refrigerator, Rice steamer, Spices, Toaster, Water cooler... etc.

Washing Machine/Tumble dryer

Hair dryer

Salted swimming pool 6x 12 depth of 1,5 m to a maximum of 2,5 m

Views

**Services Included in the Rental:**

Bed and household linens

Final cleaning

**Extras Not Included in the Rental; All extra services are payable locally on departure**

*On request when booking & subject to availability*

Returnable Security deposit 800 € to be paid on arrival by credit card (mandatory)

Final cleaning Mandatory 200 €

Cleaning service on request

Electricity on consumption (mandatory) 0.70€ per kWh

Winter heating on consumption

Pets are allowed on request at 10 € per day

Tourist Tax may apply per person per night stay paid locally on arrival

Check in time: 16.00 to 19.00 late arrivals after 20.00 a fee of 50 € & after 22.00 a fee of 100 € will be applied

**Please Note:**

Personal means of transport advised

Waste disposal is the client's responsibility and must be done in accordance with local regulations. Failure to do so may result in a fine ranging from 100 € to 150 € upon check-out.

No smoking inside the house

All arrivals have to be arranged in advance;

Check in time: 16.00 to 19.00 late arrivals after 20.00 a fee of 50 € & after 22.00 a fee of 100 € will be applied

Check out time: before 10 am

Pool is open from May to the first week in October

Language spoken by staff – Italian - English

**Location:**

Montecarlo in Tuscany 3 km *shops etc.*

Porcari 4 km *shops etc.*

Lunata 6 km *shops etc.*

Lucca 12 km

Pisa 42 km

Firenze 60 km

Genova 180 km

Milano 354 km

Roma 340 km

Forte dei Marmi 50 km

Highway: A11 exit Capannori 7 km

***Airports:***

Pisa 42 km  
Firenze 60 km  
Genova 180 km  
Milano 354 km  
Roma 360 km

***Train Station***

Pescia 6 km  
Lucca 12 km

***Beach:***

Tyrrhenian Sea 43 km  
Within 100 km: Cinque Terre

***Golf Club & Tennis Club***

Golf Club Tirrenia 57.7 km  
Forte Dei Marmi Golf Club 52.2 km  
Alisei Golf & Country Club Pietrasanta 53 km  
Golf Montecatini Terme S.S.D: 26.8 km  
Dodo Tennis Club: 10.8 km  
Tennis Vicopelago As: 20.9 km  
Tennis Club Colleviti 8.8 km

***Spa & Resort***

Il Ciocco Spa & Resort 44.1 km  
Terme Bagni di Lucca 33.1 km  
Montecatini Terme 21.6  
Asmana Terme 59.1 km  
Saturnia Terme 248 km  
Bagni di Pisa 30 km

**Galerie**











