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# Villa Alba

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## Localization

Country : Italy

City : Tuscany

Address : Near Lucca/ Ref; IT 1117

## Properties

Type : Villa

Bedrooms : 3

Bathrooms : 3

Sleepings : 6

Showers : 0

WC : 3

## Features

Wifi - Pool - Parking - Barbecue - Animals accepted - Garden - Views - No smoking

## Description

Villa Alba is a new property completely restored and renovated by the actual owners who decided to create the perfect alchemy between the typical characteristics of the Tuscan country house and the modern facilities and looks like a 'cosy' country home. There are terracotta floors on the ground floor and beautiful, vaulted ceilings in the basement. The results are simply breath-taking. Once you will arrive at the house, after the wood, you will have the feeling to be in another world. Private, infinity on top of the world. From the time you will jump out the car, immediately you will want to discover the house and admire the view. The swimming pool is panoramic, the house is bright and comfortable. You will stand both inside and outside to admire the open view on the valley. The new modern kitchen, the open dining room and the living area are perfect for spending time inside the house while joining a real Tuscan meal and tasting glass of wine and, for the ones with children the large taverna is magical for the kid's entertainment.

The entrance opens on the bright living room with dining table, sofa and TV corner, and a modern kitchen equipped with dishwasher. French doors characterised this level. From the living room you can access to the terrace equipped with table for dining. A WC is also on this floor. A staircase of 16 steps leads you to the first floor composed by two double bedrooms and a bathroom with shower.

Another staircase, of 18 steps, from the living room leads you to the basement (*windows at the height 1.70 mt only for air and light, no view*) which is made of a double bedroom with en-suite bathroom with shower, a dining room with corner kitchen and fireplace, a changing room with bathroom with shower and access to the outdoors.

The property is surrounded by 5000 square meters of fenced garden characterised by typical plants and flowers. In the garden take place a spectacular panoramic swimming pool of about 11 x 6 m with a variable depth from 1.20 m to 2.50 m and has salt depuration. It also has an automatic pool cover ideal for the nights or for secure the pool from kids. Next to the house there is a useful well-equipped barbecue with pizza oven ideal for pizza cooking lesson!

Discover the nature walking around the woods which surround the house. To arrive at the property, you will need to drive along an old village, very rustic, and take part once a week at the weekly market where you can buy fresh fruit and local fresh vegetables.

Villa Alba is the perfect place for spending relaxing vacation immersed in the nature and at the same time close to the most important cities of the Northern part of Tuscany.

Pisa and the leaning tower are about 30 km, Lucca with the walk-able renaissance walls is only at 16 km, Pistoia "The European Capital of Culture in 2017" is only 45 km, Florence the city of the renaissance is only 80 km.

## Accommodation:

*Ground Floor;*

Entrance

Open plan large living room & dining area

Fully modern equipped kitchen

*First Floor; via 16 steps*

Bedroom 1: Double bedroom

Bedroom 2: Double bedroom

Separate shower room

*Lower floor;*

*Via the living room 18 steps (windows at the height 1.70 m only for air and light, no view)*

Bedroom 3: Double bedroom with en-suite bathroom with shower,

Dining room with corner kitchen and fireplace,

Changing room with bathroom with shower and access to the outdoors

**Outdoors Features: 5000m2**

The farm is surrounded by a spacious garden immersed among olive trees.

Barbecue & Pizza oven

Deck chairs

Swimming pool 11 x 6 m with a variable depth from 1.20 m to 2.50 m and has salt depuration

Electric Pool cover

Parking

**Features & Amenities:**

Sleeps 6: Bedrooms 3 : (3 doubles) Bathrooms: 3 (3 with shower 1 en-suite & guests 1 WC)

Wi-Fi Internet

Electric fans

TV Satellite Italian & English

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

Washing Machine/Tumble drier

Hair dryer

Swimming Pool measures 15 x 7 meters with a variable depth of 80 cm to 3.00 meters

Views

**Services Included in the Rental:**

Bed and household linens

Electricity included

Baby cot & highchair on request subject to availability

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

*On request subject & to availability*

Returnable Security deposit 600 € by credit card or cash (mandatory) on arrival

Final cleaning mandatory 150 €

Winter heating extra 100 € per week from Oct 14th to April 13th

Tourist Tax per person per night stay paid locally on ~~arrival~~ *please enquire* be paid on departure

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

No smoking inside the house

Pets are not allowed

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:**

Access: 2 km of gravel road

Lucca 16 km

Pisa 31 km

San Miniato 38 km

Pietrasanta 50 km

Forte dei Marmi 51 km

Garfagnana 61 km

Parco Naturale Alpi Apuane - cave marble tour: 76 km

Florence 80 km

National Park of Cinque Terre 100 km

*Tyrrhenian Sea:*

Viareggio 41 km

### Airports:

Pisa 35 km

Florence 69 km

Bologna 150 km

Rome 341 km

Milan 344 km

### Golf & Tennis Clubs

Golf Montecatini 36 km

Golf Club San Miniato 37 km

Golf Club Forte Dei Marmi 53 km

Golf Club Castelfalfi 49 km

Tennis Italia Forte Dei Marmi 3.6

Tennis Versilia di Pietrasanta 8.2 km

### Spa & Resort

Bagni di Pisa 25 km

Terme di Montecatini 30 km

Bagni di Lucca 40 km

Il Ciocco Resort 57 km

## Galerie



















