

# VILLA PARCO DELL'ARTE

TRADITIONAL & UNIQUE | TRADITIONAL ITALY



**4 Bedrooms**



**8 Guests**



**POA**



- > Air Conditioning
- > Chef service available
- > Family villa
- > Gym
- > Near shops/restaurants
- > Near the airport
- > Near the beach
- > Romantic villa
- > Secluded location
- > With WIFI

"Experience real Tuscan country living at this enchanting, fully restored ancient barn - now an exceptionally stylish villa equipped with all modern comforts including a private pool, gym, an outdoor Jacuzzi hot tub and splendid parkland dotted with precious works of art".

A remarkable restoration project in the hills of Camaiore, near Lucca has given new life to this 18th century old barn, now an exquisitely styled traditional Tuscan home brimming with character and enriched with countless works of art, both indoor and in the splendid private parkland. This unique property features Carrara marble in the kitchen, cast iron details, leather armchairs, as well as memorabilia from all over the world. Traditional Tuscan features include terracotta floors, wooden ceilings, exposed beams and thick stone walls keeping the temperature cool during the hottest summer months.

Situated in the idyllic Tuscan hills of Camaiore, between the Apuan Alpine range and the Tyrrhenian Sea, this villa is perfect to welcome groups of friends or a family celebration. The Versilia coast with its long sandy beaches and chic promenades is just a few minutes' drive away. Coastal towns like Forte dei Marmi, Viareggio and Pietrasanta offer an exciting nightlife, elegant boutiques, restaurants and beach clubs with entertainment and many opportunities to relax and enjoy your free time.

## ACCOMMODATION

(300 m<sup>2</sup>)

### MAIN VILLA

#### Ground floor:

Large living room, fireplace, air conditioning, door to garden.

Secluded TV room, 52-inch screen TV, home theatre surround sound, Dolby B & W, DVD player.

Dining room with large window overlooking the garden of boxwood, jasmine, strawberry and grape vines.

Large professional kitchen area with gas oven, kettles, grid plate, professional dishwasher, large fridge freezer, ice maker, washing machine, coffee maker, door to wisteria pergola sheltering a big table for al fresco meals,.

#### First floor:

4 Double bedrooms, air conditioning, TV, en suite shower rooms. doors to garden.

A studio can be converted in a single bedroom on request, sharing a bathroom with one of the bedrooms.

### INDEPENDENT ANNEX

1 Bedroom for members of staff.

Small fitness room (exercise bikes and steps by Technogym, benches for weights).

#### Grounds:

Extensive 5,000 m<sup>2</sup> private parkland featuring mature oak trees, poplars, olive groves, cypresses and laurels, ample lawns interspersed with artwork. Vegetable garden. Long driveway through the park to the house. Private 9m x 5m pool (Roman steps; depth: 1.5 metres). Heatable 3m x 3m Jacuzzi hot tub. Outdoor kitchen with a large wood-burning oven, barbeque, al fresco dining area. Private parking for 4 cars.

## DISTANCES

Lucca: 27 km.

Pisa: 42 km.

Florence: 104 km.

Arezzo: 174 km.

Siena: 166 km.