

# 360

PRIVATE VILLAS

## VILLA BUGGIANO

ITALY | TUSCANY



**5 Bedrooms**



**10 Guests**



**£4085 - £6760 / week**



- > Air Conditioning
- > Chef service available
- > Dogs allowed
- > Family villa
- > For large groups
- > Gated Pool
- > Near shops/restaurants
- > Secluded location
- > Table tennis
- > With cot / highchair
- > With WIFI

"Nestled amidst northern Tuscany's olive coated hills, with inspiring views over Montecatini Terme and the Nievole Valley, this beautifully renovated farmhouse perfectly combines traditional character and modern comforts to welcome up to 10 guests, just a few minutes away from the renowned Spa towns of Montecatini and Monsummano Terme".

Set between the medieval villages of Buggiano and Colle, this villa is ideally placed to enjoy the idyllic Tuscan countryside as well as some of its most acclaimed towns such as Pistoia, Lucca, Prato, Florence and Pisa. The accommodation of this villa is spread over two floors and comprises 5 individually appointed bedrooms.

## ACCOMMODATION

### Ground Floor:

Entrance hall, wooden ceiling and arched door.

Spacious living and dining area with table seating up to 12 guests and open fireplace.

Large, fully equipped kitchen/ dining table, door to garden.

TV room with fireplace, Sat TV/ DVD/ CD player, DVDs & English books library.

Bedroom 1: queen size bed, en suite shower room (wheelchair accessible).

Guest bathroom with laundry facilities (washing machine and dryer).

### First Floor:

Bedroom 2: queen size bed, TV, views over the valley, en suite shower room.

Bedroom 3: twin beds, TV, views over the valley, en suite shower room.

Two steps up to the Family Room comprising:

Bedroom 4: twin beds and fireplace interconnecting with:

Bedroom 5: queen size bed (accessible only walking through the twin bedded room).

Both rooms have views over the valley and share a bathroom, Jacuzzi tub.

### Grounds:

Large private gardens (lit at night). Heatable, private, fenced 12m x 6m swimming pool, sunbathing area, pool house with changing rooms and shower, pergola. Outdoor dining terrace, summer kitchen, BBQ. Outdoor fitness area. Table tennis. Video surveillance system & alarm system. Private parking. NOTE: the discreet owners live in a separate building within the grounds and are available to help, if required.

### DISTANCES:

Nearest shops/ restaurants in Ponte a Buggiano: 3km.

Montecatini Terme: 10km.

Montecarlo: 11km.

Monsummano Terme: 13km.

Lucca: 26km.

Pistoia: 31km.

Prato: 51km.

Pisa: 54km.

Florence: 56km.

Pietrasanta: 63km.

Nearest airport: Pisa airport 54km.

Nearest beach: Viareggio 55km.

Forte dei Marmi: 63km.