



Ref: 15 Villa Steffy

LUCCA

DESCRIPTION

Villa Steffy is an old farmhouse that has been completely renovated by the owners. The villa is plastered on the outside and furnished on the inside with beautiful furniture. Villa Steffy is the ideal accommodation for families. The villa, situated on the hills of Lucca, has a beautiful location due to its proximity to Ponte a Moriano and Lucca. The villa offers spectacular views over the Lucca area and the surrounding hills. Lucca is easy to reach by bus and also by train. Lucca is only ten kilometers away. The villa is located along the road to Bagni di Lucca, with its spas, and close to the famous and suggestive "Devil's Bridge - Ponte del Diavolo". Villa Steffy can be a good starting point for trips to the famous villas of Lucca, to Versilia for beach lovers and to the famous tourist cities of Tuscany such as Pisa with its Piazza dei Miracoli (13 km), Florence (78 km) or the marble quarries from Carrara and the Cinque Terre, a UNESCO World Heritage Site.

INTERIOR: Villa Steffy consists of three floors. The ground floor has access on the east side and leads to the dining room with sofa and fireplace, and a step leads to the kitchen. There is also a bathroom with shower on this floor. A staircase of 17 steps leads to the first floor, reached by a spiral staircase next to the kitchen. The first floor has two accesses to the outside, one from the main entrance on the west side and a staircase on the east side. On this floor there is a large living room with sofa and television, a study, the children's corner equipped with many toys and books and also a service bathroom. A staircase of 16 steps leads to the second floor which consists of the sleeping area. There are two double bedrooms and a single bedroom, with the option of adding an extra bed. All bedrooms have access to terraces and a bathroom with bathtub. There is also a double bedroom with en-suite shower room on this floor.

OUTSIDE: The park of villa Steffy is approximately 1 hectare, only partially flat but completely fenced. The park is characterized by olive groves and plants that are characteristic of this area, such as ornamental such as oleanders and fruit trees. It is possible to eat outside on the east side in front of the dining area. There is also a barbecue and relaxation area with chairs and table in front of the main entrance of the house. The swimming pool, open from the first Saturday of May to the last Saturday of September, has a rectangular shape and measures 6x12m with a variable depth from 1.40 to 2.00 m. The entrance to the pool is via an internal Roman staircase of 3 steps. It has chlorine purification and is located about 20 meters from the house. The area around the pool is equipped with sun loungers and sunbeds. At guests' disposal is also a bathroom with shower and a covered area with table.

Layout Ground floor: Entrance, dining room, kitchen, bathroom. First floor: Living room, study, play area, toilet. Second floor: two double bedrooms, single bedroom with possibility for an extra bed, bathroom, double bedroom with ensuite bathroom.

Design Wifi Internet, cot and high chair on request, coffee machine, dishwasher, washing machine, grill, microwave, oven, fridge freezer, toaster, DVD, piano, stereo, TV, table football, games, toys.

Exterior Private swimming pool (6 x 12 meters), garden, barbecue, parking, terraces, garden furniture, dining table + chairs. Location Ponte a Moriano - Lucca - Tuscany - Italy Distances Access road: paved - Airports: Pisa 45 km, Florence 75 km, Bologna 155 km, Perugia 240 km, Milan 341 km, Rome 384 km - Shops (Ponte a Moriano): 2 km, Marlia 3 km - Lucca 11 km - Collodi 18 km - Pisa 29 km - Montecatini Terme 35 km - Versilia 40 km - Forte dei Marmi 45 km - Win 50 km - Carrara 68 km - Florence 78 km - Exit Capannori 11.8 km - Exit Lucca 17.7 km - Tyrrhenian Sea (Lido di Camaiore) 38 km - beach view Hills around Lucca Comments Included in the rental price: Towels and bed linen Use of gas, water and electricity (except heating) To be paid on site - Not included in the rental price: Final cleaning: 150 euros Pets: €10 per day per animal (if present) Heating: according to consumption Deposit: 600 Euro (cash on the spot) Tourist tax: 1.5 euros per person per day (max. 3 days) from 14 years LOCAL POLICIES: Rental rates include linen (changed weekly), initial cleaning, gas for cooking and hot water. Heating is charged extra based on usage or flat fee. Tourist tax is not included in the rental price. Arrival time is generally between 4pm and 7pm (after 8pm a fee of €50 is required and after 10pm the fee is €100. Any late arrival must be arranged in advance).

General

Type of Property: **Detached house / Villa** m2: **300**
m2 plot: **0** Distance from the beach: **3 km**
Year of construction: Type of pool: **Private**
Views: **View of fields**

Characteristics

Number of rooms: **4** Toilets: **0** Bathrooms with bathtub: **1**
Bathrooms with shower: **2** Double beds: **3** Single beds: **2**
Bunk beds: **0** Cribs: **1** Sofa beds: **0**
Type of kitchen:

Other Features

Balcony
Parking Terrace Garden

Equipment

typology_id Air Conditioning basic_elements
Kettle Dishwasher Oven
Microwave Coffee maker Washing Machine
Iron TV Satellite TV
Internet Free Wifi BBQ
Garden furniture Garden and outdoor furniture Deckchair
Toaster hair_dryer



Season	Price	Minimum stay
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