



Ref: TH-71 Villa Le Poiane AL SASSO

DESCRIPTION

PRIVATE PROPERTY: Imagine a charming house nestled among the hills of Tuscany, just a few minutes away from the beaches of Versilia and the enchanting cities of Lucca and Pisa, offering a view of the lake whose colors will stay with you as you reminisce about your vacation in Tuscany. Surrounded by lush green parkland, Villa Le Poiane boasts numerous furnished spaces and a splendid infinity pool. Within close proximity, you will find the picturesque Lake Massaciuccoli, famous for its natural beauty and its connection to the life of composer Giacomo Puccini, providing a place full of energy and culture to immerse yourself in. The villa is strategically located just a few kilometers away from Pisa with its famous Leaning Tower, Lucca with its ancient city walls, Viareggio with its beaches and Carnival, and Forte dei Marmi with its elegant boutiques and exclusive beaches. Villa La Poiana is indeed a luxurious and welcoming residence nestled among the hills of Versilia—a modern villa that is the ideal choice for an unforgettable vacation. With its 5 bedrooms, including 3 with en-suite bathrooms, the villa can accommodate up to 10 people, offering ample space, comfort, and privacy for all guests. One of the highlights of Villa La Poiana is its exclusive wellness area, featuring a lake-view pool, a heated hot tub, and a sauna. By closing the door to this area, you can leave behind the stresses of everyday life and indulge in a experience of pure relaxation and rejuvenation. Villa La Poiana enjoys a privileged location, just minutes away from the enchanting beaches of Versilia and the historic center of Lucca. Pisa airport is easily accessible, only a 20-minute drive away. Furthermore, the proximity to Lake Massaciuccoli offers the opportunity to take a short boat trip to reach the renowned Gran Teatro Puccini. Don't forget to plan a visit to the Gran Teatro Puccini, accessible via a short boat crossing on the picturesque Lake Massaciuccoli, departing and arriving just a few meters from the villa.

Interiors The villa is spread across two levels. Upon entering, you will find a spacious foyer and a guest bathroom. The ground floor is composed by a fully equipped kitchen, perfect for preparing delicious meals during your stay, an elegant dining area, and a cozy living room with a fireplace, providing an ideal space for relaxation and socializing. If you are a music enthusiast, you can even play the piano to create a unique and engaging atmosphere inspired by the maestro Puccini. On the ground floor, you will also find one double bedroom with ensuite bathrooms with shower. There is also a master bedroom with a private bathroom accessible only from the external, at the back of the property, ideal for a couple in their honeymoon! A comfortable stone staircase of 18 steps leads you to the upper floor where you will find a master suite with a shower room, a double bedroom, and a twin bedroom that share a shower bathroom, all with direct access to the terrace and the garden.

Outdoor The swimming pool area is reachable through a stone staircase made of 35 steps. The swimming pool with lake view, measures about 3,5 x 8 meters and fixed depth of 1.45 mt, with a rectangular shape

and a chlorine depuration. On one side of the swimming pool, there is a hot tub available all year which measure 3,5x3.5 meters. Every detail of the villa has been carefully curated, including every corner of the garden, which offers perfect spaces for sunbathing and admiring the panoramic view of Lake Massaciuccoli. Opportunities for relaxation abound, whether in the sauna, enjoying a swim in the pool, or resting in the heated hot tub. The bar area and the pergola with comfortable sofas will be the ideal spot for apéritifs and socializing, while a dedicated area will be perfect for unforgettable lunches and dinners. NB: The HEATED hot tub and the SAUNA use, must be requested in advance. Due to the variable weather conditions, the "heated hot tub" can be heated only upon request. Services Fenced property: Fully fenced Access Road: Paved road. The last 50 meters are made of a very steep uphill pathway Parking: comfortable for 2-3 cars Outside: Unheated outdoor swimming pool 3.5x8 mt with 145cm depth, Charcoal grill BBQ, Deck chairs, Private Garden. Available on request: Outdoor hot tub, Sauna Internet: Wi-Fi internet connection indoor Air conditioning: Present in every bedroom and in the living room On request: baby cot, high chair and other equipment on request Attractions - Services and shops: Quiesa 3 km- Beaches: Viareggio and Versilian beaches: 17 km- Torre del Lago Puccini: 18 km- Pisa and pendant tower: 18 km- Camaiore: 20 km- Lucca and renaissance walls: 18 km- Pietrasanta the city of the artists: 21 km- Forte dei Marmi: 27 km- Livorno and the ferry boats port: 40 km- Stazzema and The Corchia Cave: 45 km- Parco Naturale Alpi Apuane - Cave Marble tour: 54 km- Garfagnana: 65 km- Lajatico famous for the "Silence Theatre": 70 km- National Park of Cinque Terre - Riomaggiore: 85 km- Volterra: 90 km- Bolgheri, famous for the wines (Sassicaia and Ornellaia): 90 km- Florence and Giotto tower: 98 km- San Gimignano 100 km Attractions 4 kids- Parco Regionale Migliarino 20 km- Apua Adventure Park of Massa 32 km- Adventure Park of Pizzorne 36 km- Pinocchio Park 45 km Spa & resort- Bagni di Pisa: 15 km- Terme della Versilia 32 km- Grotta Giusti 55 km Tennis Court - Tennis Club La Versiliana, 26 km Golf - Tirrenia Cosmopolitan Golf Club 32 km- Golf Club Versilia: 30 km- Montecatini Golf Club 60 km Parking Theree cars can park inside the property. The access road is paved but through a steep uphill road. Local Transport - Airports: Florence 36 km, Pisa 81 km, Bologna 117 km, Milan 368 km, Rome 343 km- Bus stop: 1 km- Highway: A11 Firenze-Pisa Nord uscita Pistoia 7 km- Train Station: Pistoia 7

General

Type of Property: **Detached house / Villa** m2: **250**
m2 plot: **0** Distance from the beach: **17 km**
Year of construction: Type of pool: **Private**
Views: **Lake view**

Characteristics

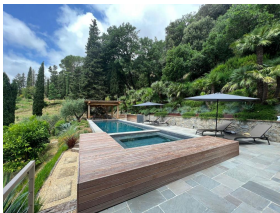
Number of rooms: **5** Toilets: **5** Bathrooms with bathtub: **0**
Bathrooms with shower: **5** Double beds: **4** Single beds: **2**
Bunk beds: **0** Cribs: **0** Sofa beds: **0**
Type of kitchen:

Other Features

Balcony Terrace Garden
Parking

Equipment

typology_id Air Conditioning Kitchen equipment
Dishwasher Oven Microwave
Coffee maker Refrigerator Washing Machine
Iron TV Internet
Free Wifi BBQ Garden furniture
Garden and outdoor Deckchair Safe
furniture
Toaster hair_dryer



Season	Price	Minimum stay
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