

# VILLA BRANCOSI

TRADITIONAL & UNIQUE | TRADITIONAL ITALY



**5 Bedrooms**



**10 Guests**



**£4965 - £6855 / week**



- > Air Conditioning
- > Family villa
- > Near shops/restaurants
- > Near the airport
- > With WIFI

**Beautiful views, a short walk to the nearest restaurant and close to Lucca and Pisa, a perfect family villa.**

This property successfully mixes the old and new with exposed beams and original features, but with all of the amenities one could ask for in a holiday villa. Accommodation is on the top 2 floors of this imposing four-storey villa, offering spacious bedrooms and an open plan dining and living area, and a second family living room with piano for any music lovers. Without a doubt the highlight of this property is the large, well equipped terrace on the top floor. With panoramic views over the verdant hills and quaint village of Vorno, it also looks out on the private pool and garden below. Complete with dining table and chairs under the shade of a gazebo, and a sofa to relax on, this outdoor space is ideal for al fresco meals, or soaking up the rays of sun with a good book.

A short stroll from the property leads you to Vorno centre for local shops and a pizza restaurant, while a 10 minute drive to Lucca offers more opportunities for shopping and eating out. With some of Italy's most famous treasures such as Florence, Pisa, and the coast of Versilia within easy reach for day trips, this villa would make an excellent base for a really memorable holiday.

## **ACCOMMODATION**

### **Ground Floor:**

Entrance hall and stairs to:

### **First floor:**

Living / TV room (TV, piano)

Double bedroom (1.60m)

Double Bedroom (1.60m) air conditioned, French doors to balcony

Twin bedroom (2 x 0.80m)

2 x separate shower rooms, 2WCs

Double bedroom (1.60m) air conditioned

### **Second Floor:** (this floor is fully air conditioned)

Open plan living / dining room / kitchen. (TV & games consoles), open fireplace, French doors to large balcony

Rooftop terrace with gazebo, outdoor seating and dining facilities, views over the village of Vorno

Double bedroom (1.60m)

Separate shower room, WC

## **OUTSIDE**

Enclosed grounds and gardens with mature trees and a gazebo for shade. Private 12m x 6m swimming pool (depth: 1.40m; Roman step entry). Parking for up to 4 cars.

Please note: Accommodation is on the top 2 floors of this imposing four-storey villa. The discreet owner lives on the lower 2 floors and is available to help if required, but will respect clients privacy at all times; shared driveway but separate entrance to front of villa.

## **LOCAL AREA**

Vorno village 500 metres.

Lucca 10 km.

Pisa 20 km.

Florence 75 km.