

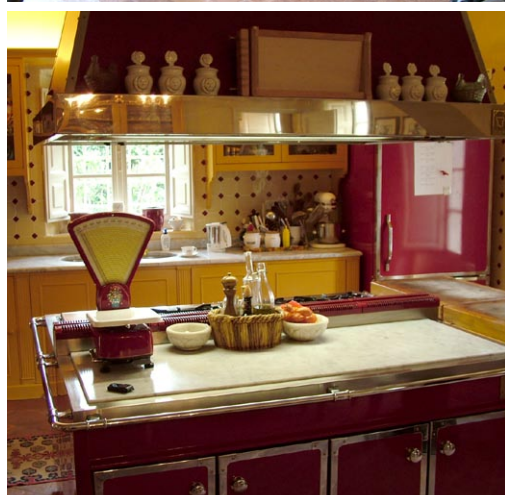
# Villa della Sirenetta



24 Sleeps - 12 Bedrooms - 12 Baths  
Lucca / Tuscany

Peacefulness	★★★★★★
View	★★★★★☆
Living room	★★★★★☆
Rooms	★★★★★★
Bathrooms	★★★★★☆
Kitchen	★★★★★★

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Villa la Sirenetta, a hamlet tucked away amid the gently folding hills near the town of Lucca, is a gracious and luxurious Tuscan retreat that is grand in style yet not overwhelming. Originally a lodge from which wild boar were hunted in the early 19th century, it was expanded into a small village for the workers of the estate of Count.

A modern restoration accentuated the values of the space and setting of its inner courtyards, softly lit old walls and enchanted silence. Inside there is a formal dining room, a kitchen for casual dining, a drawing room with fireplace and satellite TV, a music room with fireplace, a card and full-size billiard room, as well as a fully equipped gym. A genuine time-forgotten atmosphere reigns as guests are immersed in an aristocratic ambience of weeping willows, fountains and formal gardens. Perfect for a gathering of family and friends, Villa la Sirenetta is a home of such beauty, tranquillity and comfort that you will find it hard to leave.

## Main features of the villa

- 12 individually styled double bedrooms (4 of them can be either queen or twin) with ensuite

- bathrooms (4 of them with Jacuzzi bath)
- Banquet hall, card & billiard room, domed music room, library, drawing room and wine cellar
- Formal living room with fireplace, with satellite TV, DVD and video library and fireplace
- Individually controlled air conditioning/heating system in each room
- Various outdoor dining areas
- Fully equipped Tuscan style kitchen
- Barbecue
- Ancient wood burning oven
- Ground floor guest office with centralized music system, fax and computer facilities, broadband internet access
- Surveillance system
- First floor guest area with wireless internet access
- Work out room with cardiovascular and weight equipment
- Floodlit swimming pool with steps and stepladder access (8m wide x 16m long with – depth from 1-2 metres)
- Italian style garden ( 2,000 sq. metres)
- Phone line in each room

## Beds & Baths

Sleeps up to 24 adults.  
(12 bedrooms & 12 baths)  
12 individually styled double bedrooms (4 of them can be either queen or twin) with ensuite bathrooms (4 of them with Jacuzzi bath).

## Living Space

Formal dining room. Kitchen for casual dining complete with stove, oven, refrigerator, dishwasher and washing machine. Drawing room with fireplace and satellite TV. Music room with fireplace, Card and full-size billiard room and a fully equipped gym.

## Outdoors

Private swimming pool (8 X 16 ) with Jacuzzi. The pool area is fully equipped with lounge chairs and umbrellas. Private formal gardens.

## Household Essentials

Kitchen for casual dining complete with stove, oven, refrigerator, dishwasher and washing machine. T.v, Satellite T.V, phone, VCR, stereo, stereo with cd, Internet, High speed Internet and hairdryer.

## Notable Features

- Gardener /Pool attendant
- Ground floor guest office with centralized music system, fax and computer facilities, broadband internet access
- Surveillance system

## Nearby Diversions

Mini market, bank and Restaurants close by. Supermarket (3 kms). Train station (10 kms) and Airport (25 kms). Pisa 37 kms), Florence ( 70 kms) and Rome (350 kms).

## Outdoor Activities

Horseback riding, golf, Tennis, Trekking and SPA.



#### Main features of the villa included in the rental

- Heating, air-conditioning, electricity, water, gas, linen change twice per week (Saturday and Tuesday or Wednesday), swimming pool, housekeeping services.
- Staff work 6 days per week, with 1 day off when no meals or housekeeping duties are provided. Concierge service.
- Gardener /Pool attendant.

#### Excluded

All food and beverage (guests are responsible for all household bills), telephone, fax and internet charges, personal laundry and any additional linen changes.

#### Additional services

Baby sitting / Limo service /Pick up service /Vineyards sommelier tours /Country side travel arrangements / Wine, cheese and olive oil tasting / Hands-on cooking classes / Weddings / Birthday parties / Doctor / Laundry service /Audiovisual equipment / Show tickets service / Meeting and conferences / Tennis court and tennis couch / Massages and beauty treatments /Beach club / Sommelier service / Helicopter / Hot air balloon tour / English speaking concierge.

#### Distances

- Lucca 4 miles
- Pisa 12 miles
- Firenze 31 miles
- Siena 50 miles
- Beach (Viareggio, Forte dei Marmi) 12 miles
- Cinque Terre 37 miles
- Bolgheri 50 miles
- Roma 170 miles
- Venezia 160 miles
- Milano 190 miles
- Hospital 2,5 miles
- Golf court 18 miles / Putting green 1,5 miles
- Tennis club 1,5 miles





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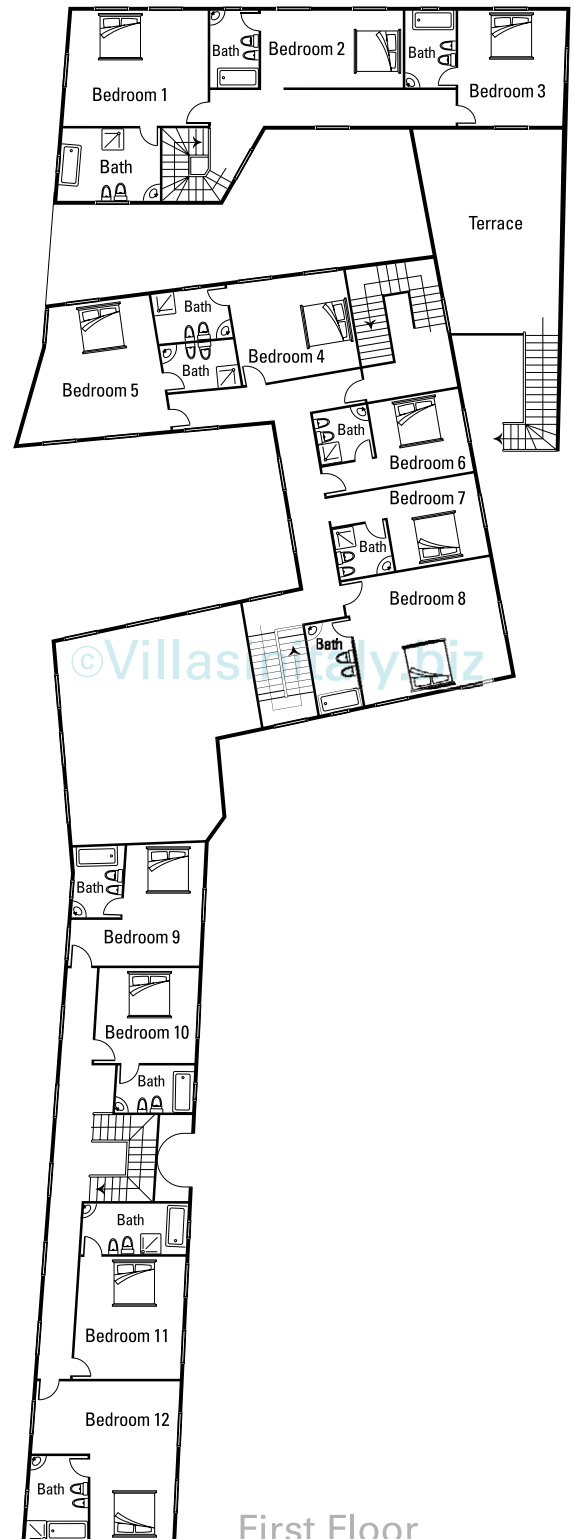
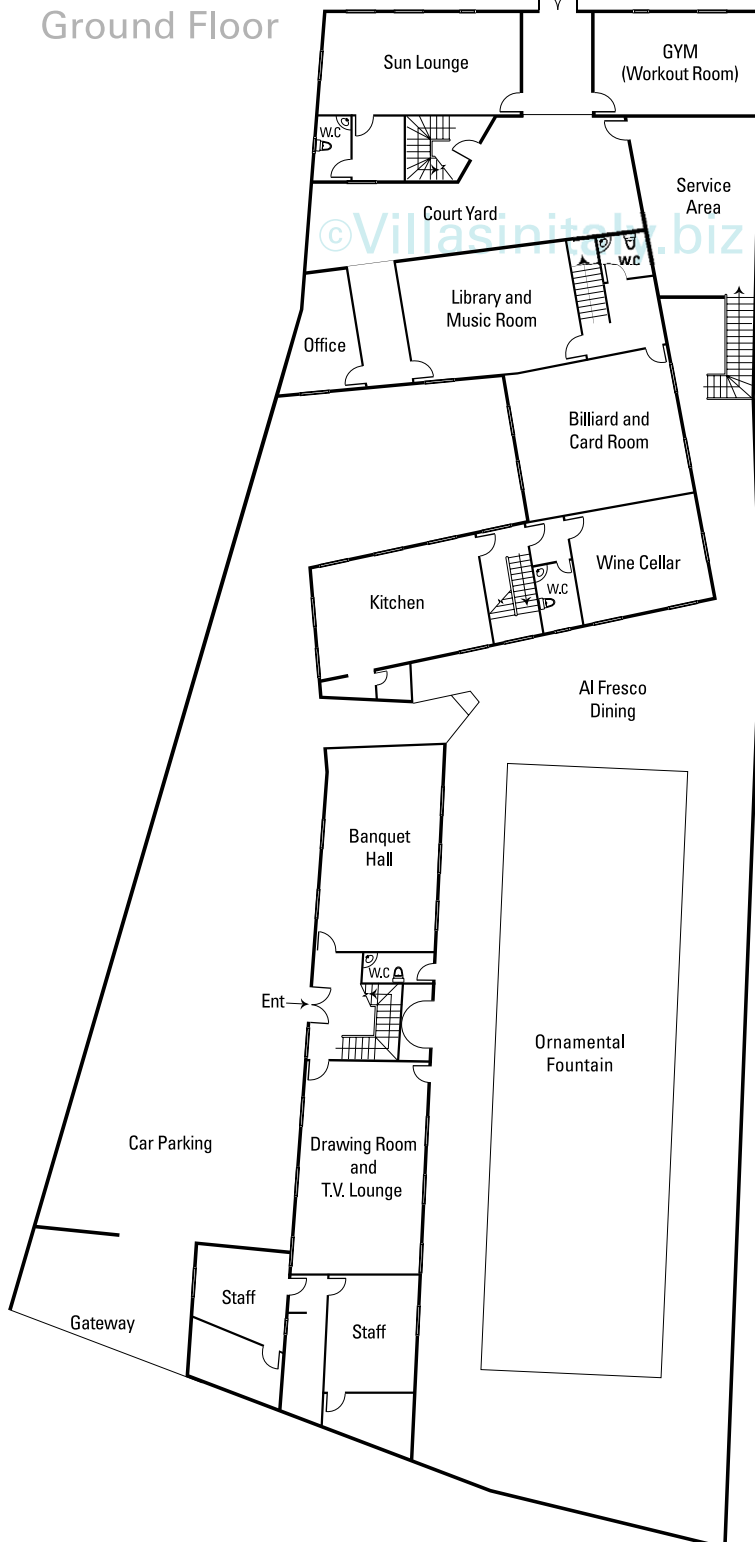
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Entrance to Gardens and Swimming Pool

## Ground Floor



## First Floor

Tuscany