

COMPIGNANO COTTAGE



Cottage
4 persons
Swimming pool
Beach 18 kms.
Lucca 13 kms.

Description :

This charming converted barn is located on a breath-taking panoramic position on the Compignano estate on the hills of Lucca. The farm, in the foothills of the Apuan Alps, is within the woodlands and from there the views extend as far as to the sea. The barn is ideal for those looking to enjoy their time outside as there are numerous panoramic areas furnished with tables and chairs.

The estate comprises other 2 residences sharing a 6 m by 12 m swimming pool and 10 acres of garden, olive groves and fruit trees. The barn is located on the side of the estate enabling guests to retain their privacy as there is a part of the large garden only for their use.

This property has been recently restored taking care of the Tuscan tradition and using only local materials. On the first floor there is a large spacious room with a well-equipped kitchen, a large dining table and a living room opening onto a panoramic terrace ideal for al-fresco dining. On the ground floor there are two bedrooms, a double with an en suite bathroom and a twin (that can be made as a double on request) with its own private bathroom. Both bedrooms have access to another terrace and to the garden.

The location of the barn is ideal perfect for sightseeing being only 13 kms away from Lucca, 18 kms from the Versilia coast and 12 kms from the motorway exit thus making it easy to access the main Tuscan cities such as Florence, Pisa or Siena.

Point of attention: the downhill road leading to the house is not suitable

for very nervous drivers.

Layout of the villa (140 m2, 4 pers.):

First floor: large spacious room with a well-equipped kitchen, a large dining table and a living room opening onto a panoramic terrace.

Ground floor: double bedroom with an en suite bathroom (bath tub) and access to the panoramic terrace. Twin bedroom (double on request) with private bathroom (bath tub) and access onto the garden.

Included in the rental price:

6 hours of cleaning service per week.

Faciliteiten:

Parkeerruimte, tuin, terrassen, zwembad (gezamenlijk gebruik), barbecue, magnetron, horren, babybed, badlakens, WiFi-internet aansluiting, TV, wasmachine.

Afstanden: (aantal km. bij benadering):

Massarosa (dichtstbijzijnde winkels en postkantoor) 7, winkels 3,5 km, restaurant 4,7 km, Lucca 13, dichtstbijzijnde oprit snelweg 10 km, treinstation Viareggio 14, luchthaven Pisa 35 km, strand Viareggio 18 km.

Swimming Pool

12m x 6m Shared pool

Particulars:

Minimum rental period 7 nights. The rental period always is from Saturday till Saturday. During the low-season other periods may be possible

Included in the rental price: The usage of bed-, kitchen- and table

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linens on a basis of a weekly change, final cleaning and where applicable maid service

Not included in the rental price: tourist taxes and costs for heating. Payment directly on the spot

Most villas will provide bath-/beach linens; please inform on the moment of booking



The swimming pool (12 x 6 m) is in general opened from June 1st – September 28th. Outside this period, please enquire upon booking if the pool can be opened

Upon arrival, a deposit of € 500,00 is required. In case the accommodation disposes of a telephone with an outgoing line, an extra deposit of € 250,00 is also required. Both amounts to be paid in cash



Arrival time is on Saturday between 4 pm and 7 pm (after 8 pm a fee of € 50,00 is required and after 10 pm the fee is € 100,00. Any late arrival has to be agreed in advance)



Many villas are situated in rural surroundings, sometimes only to be reached via a so-called "strada bianca", an unpaved road. Please enquire prior to booking if the accommodation of your choice can be reached by car

In most cases, pets are not allowed so in case your booking depends on whether or not you can take a pet along, please enquire beforehand. If permission is granted, an extra deposit will be applicable



We recommend you to effect a cancellation insurance

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Price list

	Number of persons	Low season	Mid season	High season
		4/1 - 4/4 18/4 - 30/5 26/9 - 19/12	4/4 - 18/4 30/5 - 4/7 29/8 - 26/9 19/12 - 9/1/2021	4/7 - 29/8
Huurprijs p/w	4	1420	1740	1980

The prices given are in Euro's
Prices for other periods than mentioned above, please inquire