

## VILLA TETO



Farmhouse  
10 pers.  
Swimming pool  
Lucca 12 km.

### ELISABETH TRAVEL *Exclusive Travel Agency*

Heliotrooplaan 302  
2555 MH Den Haag  
The Netherlands

- Tel.: 0031 (0)70 7852776
- Fax: 0031 (0)70 7852845
- Mobile: 0031 (0)6 51496840
- [www.elisabeth-travel.nl](http://www.elisabeth-travel.nl)
- E-mail: [info@elisabeth-travel.nl](mailto:info@elisabeth-travel.nl)
- Bank: ABN AMRO: 47.94.41.510
- BIC code : ABNANL2A
- IBAN nr.: NL42ABNA0479441510
- KvK nr.: 32076515
- BTW nr.: NL 117127036B01

#### **Description:**

Tuscany is one of the biggest regions of Italy, more or less triangularly shaped, with in the North-West the Apennines, till the sea in the South. A large part of this region is hilly, even mountainous, and the plains form but a small part of the total, mainly at the coast. Wherever you want to go; beauty and enjoyment is everywhere: Florence and other famous art-cities such as Pisa, Lucca, Siena and Arezzo, but also the smaller cities like Volterra, San Gimignano, Pienza and Montepulciano. And even the smallest villages; they all can proudly boast at least one art-treasure, and the history of all of them can fill a library.

This accommodation, Villa Teto, belongs to the Fattoria di Fubbiano, an estate producing one of the most renowned wines of the Lucca area. It is located in a sunny position, on the Eastern hills of Lucca, with wine cellars and acres of vineyards, olive groves and woods.

We have been renting here, for many years, two of the ancient properties belonging to the characteristic 'borgo': Fubbiano, the main villa, and Magrini, a restored farmhouse. From now on we are glad to add this third property, Villa Teto. The house had been acquired years ago by an American, who totally restored and transformed it in a very comfortable residence for his family use. It has recently sold back to the Fubbiano estate, that will grant the same attention and care for making it a most enjoyable holiday home.

Idyllically situated among vineyards and olive groves this lovely house benefits of the proximity of the borgo, where the local office and the

wine cellars are located, yet enjoying full privacy because of its secluded position on the western side of the estate. The views from the estate are the ones of the typical Tuscan countryside, with vineyards, tower bells and the plain of Lucca below and the Monti Pisani hills in the distance.

The interiors have been comfortably equipped and furnished in a delightful yet discreet country style and each bedroom has its own bathroom. The exterior offers a peaceful and panoramic setting with a lovely blossomed garden where to relax and a nice pergola where to have outdoor meals enjoying the views and the quiet of the surroundings.

Our conclusion: Very charming and private farmhouse located in a wine and olive estate. Local office with English speaking staff.

#### **Layout (10 pers.):**

##### **Lower ground floor:**

kitchen/dining/sitting room with fire-place opening onto the garden and veranda, guest bathroom, laundry.

**Ground floor:** entrance, double bedroom with en suite bathroom (jacuzzi bath and separate shower), double bedroom with en suite bathroom (shower only), opening onto a small terrace, single bedroom (more suitable for a teenager).

**First floor:** sitting room, double bedroom with en suite bathroom (bath and separate shower), twin bedroom, bathroom (shower only).

##### **Dependence:**

**Ground floor:** small sitting room, bathroom (shower only).

**First floor:** twin bedroom.

# Elisabeth Travel

Per una casa bellissima



**Included in the rental price:**  
Maid service 6 hours a week.

**Facilities:**  
Swimming pool, barbecue,  
DVD-speler, Internet at the  
reception.

**Distances:** (approx. kms)  
Lappato (nearest village with post  
office, bank and food shops) 1,  
Capannori (motorway exit) 11, Lucca  
(railway station) 12, Pisa Airport 40,  
Florence 63, tennis courts (Pescia) 8,  
Giusti Terme 19, beaches 35.

**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  
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 5 m) is  
opened from June 1 – September 28.  
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

Check-in on the day of arrival  
between 16.00–19.00 hrs. Check out  
on the day of departure before 10.00  
hrs. For check-in after 8 p.m a fee of €  
50,00 is required and after 10 p.m  
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

# Elisabeth Travel

Per una casa bellissima



## Price list

	Number of persons	Low season	Mid season	High season
		9/1 – 27/3 10/4 – 29/5 2/10 – 18/12	27/3 – 10/4 29/5 – 3/7 28/8 – 2/10 18/12 – 8/1/2022	3/7 – 28/8
Huurprijs p/w	10	1800	1990	2990

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