

San Martino

Lucca – Tuscany

San Martino is a magnificently restored 18th-century farmhouse located just 30 minutes from the popular beach locale of Forte dei Marmi and 1 hour from the beauty of Florence. Its interior Tuscan design, created by the finest craftsmen, is coupled with every modern amenity both indoors and out. The breathtaking, 40-acre landscape of peaks and valleys, rolling green hills and olive groves, outdoor pergola and flag-stone patio invite outdoor dining and reclining that add up to the vacation of your dreams.

Sleeps 10



BEDS & BATHS: 5 BDR/5 BTH

First Floor: 1 queen bedroom with fireplace and private bathroom with shower. 1 guest bathroom.

Second Floor: 1 king bedroom with A/C, fireplace and large private bathroom with tub with double shower. 1 king bedroom with A/C, desk/office area and private bathroom with shower.

Third Floor: 2 king/twin bedrooms each with A/C, desk/reading area and private bathroom (one with tub/shower and one with shower).

LIVING SPACES:

First Floor: Fully equipped kitchen and dining room with fireplace, each with large wooden French doors that open up to the pergola and dining al fresco. Large salon/card room. Living room with 16th-century fireplace.

Second Floor: Entrance and hall. Large library with Italian history, literature, and travel books. Large studio with desk, Internet area, fireplace, and sitting area.

AMENITIES:

A/C in second and third floor bedrooms, window screens, flat-screen TV/DVD/cable, surround-sound system, telephone, wireless Internet connection (also available by pool area). Fresh bread and newspaper delivered daily. Private gate with remote control access.

OUTSIDE FEATURES:

Stone steps lead down from villa and pergola to spectacular gardens and pool area. Endless views of olive trees, vineyards, walled flower and vegetable gardens, orchards, and even the leaning tower of Pisa – on a clear day. Covered outdoor living room, beautiful 60-foot mosaic swimming pool, and outdoor pizza oven.

B R A V O
HOLIDAY RESIDENCES

TUSCANY

Tel: 866-265-5516
www.hipvillas.com

SPECIAL CHARACTERISTICS

This gem of a villa offers luxurious living both indoors and out. The interior architecture is modern yet rustic with antique Tuscan furnishings highlighted by wooden ceiling beams, the warmth of five fireplaces, and four pairs of double French (originally stable) doors opening outward to the sun. Stroll through the historic town of Lucca or plan day trips to Pisa (just 18 miles away) and Florence (47 miles away).



- Electricity included up to €100 per week
- Water and final cleaning included
- When needed, house heating is included up to €300 of usage—above such amount, charges extra
- Pool heating extra
- Housekeeping service included for 6 hours per day 7 days per week (4 hours on Sunday)
- Extra housekeeping, on request: €15 per hour
- Change of linens twice per week included
- Personal laundry and ironing charges extra: €15 per hour
- Daily breakfast included (continental breakfast on Sunday)
- Chef service for lunch/dinner: starting at €100-€250 per meal (excluding food and drinks)
- Wi-Fi Internet and local phone service included. Long distance phone service extra
- Gardener service included
- Concierge service available, on request: €600 per week (2 hours per day on site)
- Security deposit: €2,500 per week held by the agency and returned to the client within 30 days from the date of departure

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

Check-in between 4 p.m. and 7 p.m. – Check-out by 10 a.m.