

# Dolce Vita

Versilia, Italy



Surrounded by a spacious and perfectly kept garden with a wide swimming pool (13 x 6 m) and a separate covered dining area, villa Dolcevita offers exceptional comfort and tranquility.

The villa (550 sqm) is on different levels and has a very particular shape. The main entrance is on the ground floor. Here there is the patio, facing on the park, the large living room with fire place, the dining room, the fully equipped kitchen with its lunch area (with view over the pool, park, and little lake), a double bedroom, (with view over the pool), a second double bedroom, (with view and entrance to the park), a bathroom with bathtub (with view over the pool).

The ground level comprehends also a suite with a living room, a bathroom with shower, a studio area, and a loft with double bed and a private terrace (with view over the pool and the Apuan Alps).

## DETAILS

- Location: Via Ugo La Malfa – Lido di Camaiore (Versilia) – Italy
- Bedrooms: 5
- Double beds: 5
- Bathrooms: 4
- Sleeps: 10

## PARKING

Multiple covered parking

## SERVICES INCLUDED

Final cleaning

Utilities (electricity, water, gas)

## POLICIES

Check in: 16:00-19:00

Check out: 09:00-10:00

### FACILITIES

- Parking
- Coffee machine
- Internet
- Satellite TV
- Maintenance services
- Hairdryer
- Telephone
- Air conditioning
- House linens (sheets & towels)
- Stereo
- Television
- Washing machine
- walking distance to the beach
- Swimming Pool
- Dishwasher

### MORE FACILITIES

- Fenced park (more than 3.000 sqm)
- Swimming pool (13 x 6 m)
- Independent heating system
- Air conditioning (not in all rooms)
- Electric gate
- Telephone (to receive calls)
- Internet high speed connection (ADSL)
- Satellite TV
- Washing machine
- Ironing set
- Hairdryer
- Burners
- Oven
- Refrigerator
- Freezer
- Dishwasher
- Italian coffee maker
- Electric kettle
- Crockery
- Park and pool maintenance
- Pets allowed

### ACCOMODATION

On the upper level there is a living room, a library and a panoramic terrace on the park. A master bedroom with its bathroom en suite with bathtub and a private terrace (with view over the pool, park, Apuan Alps and little lake), a second double bedroom with a terrace (with view over the pool, and the Apuan Alps), a bathroom with bathtub and a terrace (with view over the pool, and the Apuan Alps).

On the highest level (reachable by a winding staircase), there is a bedroom in a gambrel roof (with a bed of 160 cm. width), with a basin and a kids area.

On the lower level (under the entrance level) there is a large and windowed basement games room, very fresh well aired and pleasant. Here there is a living room with fire place, a kitchen corner with an oven for pizza, a dining/ bar room and a wine cellar.

### CONDITIONS AND PRICES

The property can only be booked from Saturday to Saturday.

Included in the price: towels and sheets provided, final cleaning, gas, electricity and water bills, maintenance and cleaning of the pool and garden.

Excluded from the price:

Security Deposit: A security deposit is required by wire transfer (€ 2.500,00) before arrival. The amount will be refunded to the client, minus any damages that are required to be paid for, after departure. Furthermore, all clients are required to sign a form upon arrival where the clients should write all their personal information.

#### AREA

Forte dei Marmi, and its very famous beaches and night life is only 5 Km far (reachable by bike). In Forte dei Marmi there is also a 18 holes golf club and various training golf camps. Nearby the villa clients can practice different sports: tennis (a great number of tennis club, which the nearer is only 800 meters far), horse-riding, and every kind of water sport. The tourist seaport of Viareggio is only 3 Km far.

The location of the villa is particularly favorable, and with the nearby motorway network you can easily reach the major cities of art and tourist spots in Tuscany: Pietrasanta only 10 minutes, Lucca and Pisa 15 minutes, Florence 50 minutes, Volterra and San Gimignano 1 hour and 20 minutes, Siena 1,5 hour). It takes only 15 minutes to reach Pisa International Airport.

This apartment for rent is not a hotel, agriturismo, B&B or similar, and therefore by law, extra services similar to those you may find in these types of accommodations, such as a reception, concierge or security, receiving mail, provision of meals and drinks, cleaning and change of linen during your stay, and amenity kits with soaps etc. are strictly prohibited.



























