

Property details for Villa Pietra Serena
(provided in PDF format for ease of printing)

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Property description:

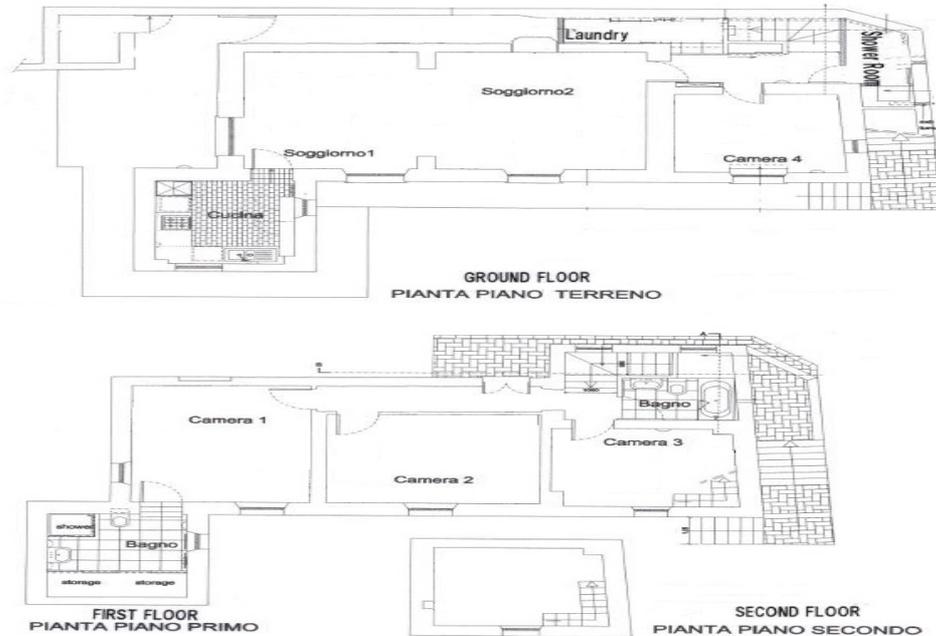
A delightful and Tuscan villa within easy reach of Lucca, situated in the beautiful '10 castelli' region of Northern Tuscany. Beautiful uninterrupted views surround this recently architect-restored house.

Sleeping 8/10, this beautifully appointed property offers:

- Master bedroom (king size bed) with en suite bathroom (first floor)
- Double bedroom (first floor) with mezzanine floor above (with twin beds)
- Twin bedroom (first floor)
- Double bedroom (ground floor)
- Family bathroom (first floor)
- Family shower room (ground floor)
- Modern fitted kitchen with Siemens appliances
- Dining room for 10
- Sitting room (with wood burning stove)
- Digital TV and iPod docks
- WiFi broadband
- Laundry
- Terracotta tiled floors
- Full central heating
- Swimming pool (May - September)

- Terraced garden with fruit and olive trees
- Patio furniture on terrace and around the pool, including umbrellas and a barbecue
- Ample parking

Floor plans:



Directions:

Postal address: Villa Pietra Serena, Via del Traspo 15 (formerly Via Obaca 15), Vellano 51017, Pescia (PT), Italy

Directions from PISA airport and Firenze (Florence) to Vellano:

1. Leaving PISA airport (from car hire exit turn left at mini roundabout) following the green signs to the Autostrade [do not be tempted to follow the blue sign indicating Firenze/Florence]
2. At Autostrade take A12 [E80] in the direction of GENOVA/FIRENZE [not LIVORNO] and proceed several kilometres to Toll Plaza
3. Leave A12 [E80] at the exit immediately after the Toll Plaza and signed A11 [E76] in the direction of FIRENZE. You will also see signs for PISA NORD and LUCCA on this road. Continue to follow signs to LUCCA and FIRENZE.
4. Leave A11 [E76] at exit for CHIESINA UZZANESE [Signed CHIESINA U]

5. Pay toll and after exiting Toll Plaza take right turn to roundabout (about 250 metres) and then right turn at roundabout towards Pescia. Approximately 35 minutes to this exit from leaving PISA Airport.
6. Follow signs to PESCIA CENTRO. Watch out for left turn on the road to Pescia as the road sign is only a short distance before the turning. Approximately 10 minutes from CHIESINA U to PESCIA.
7. Arriving at PESCIA continue in direction PESCIA CENTRO. The river will be on your right hand side and the town on the left hand side.
8. Continue alongside the river and pick up signs [straight ahead] to VELLANO.
9. Follow signs to VELLANO following river valley and then climbing the winding road up into the hills. Approximately 15 minutes from PESCIA to VELLANO.
10. Drive through VELLANO village and immediately after the last property on the right hand side prepare for a left turn into a narrow lane.
11. 50m after this last property is a black and white chevron under a z-bend road sign on the right hand side of the road and opposite, on the left hand side, is the turning to Villa Pietra Serena (there is also a sign to Il Traspo attached to a tree). You drive between two large trees to enter the lane.
12. Drive down the twisty lane until you see a Villa Pietra Serena sign on the right hand side at the top of the drive to the property by the electric gates.
13. Turn towards the electric gates at the entrance to the drive; follow the drive to the front of the house where there is ample parking.

Please note, if arriving from the BOLOGNA/FIRENZE direction:

Take A11 [E76] towards Lucca, Viareggio, Pisa, Livorno leaving at the CHIESINA UZZANESE [Signed CHIESINA U] exit; and then follow from note 6. above.

Directions to return to Pisa (Galileo Galilei) Airport:

1. Retrace route from Vellano via Pescia to Chiesena Uzzinese following the signs to Autostrade A11 [E76]. Join Autostrade in direction of Lucca, Livorno, Pisa, Viareggio.
2. Continue beyond Lucca exits in direction of Livorno for several kilometers and when approaching the toll booths for Pisa Nord take the exit (before the toll booths) for Livorno and Pisa Aeroporto. (the service area just before this exit is a good place to fill up a rental car that needs to be returned with a full tank).
3. Continue in direction of Livorno and Pisa.

4. Take exit for Pisa Centro and Aeroporto.
5. Pay toll at next toll booth.
6. Keep to left hand lane and follow signs for Pisa Centro and Aeroporto
7. Take exit for Aeroporto.
8. At first roundabout the left turn takes you to the car rental return area.
9. Straight ahead to airport parking areas and terminals.



Terms and conditions:

Please note that we advertise on a number of commercial websites and these terms and conditions are not always accurately reflected. These are the definitive terms and conditions under which your booking has been taken.

Bookings

Villa Pietra Serena is available during the spring through to early autumn. Bookings are for a week or a whole number of weeks. A week commences on Saturday (between 15:30 and 19:00) and finishes on a Saturday (not later than 10:00).

Adherence to the arrival and departure times is important to ensure thorough cleaning can be effected between guests leaving and arriving.

For advance bookings, that is bookings made at least 9 weeks before the start of the holiday, an initial booking will be provisional and held for seven days. The booking will be confirmed on receipt of a 30% deposit. If the payment is received later than seven days after the booking, confirmation will only be made if the dates remain available, otherwise the payment will be returned. A further payment of the remaining 70% of the cost of the holiday plus a €500 returnable deposit (against breakages losses etc.) must be received 8 weeks prior to commencement of the holiday.

All bookings made less than 8 weeks before the start of the holiday will be considered firm bookings and must be fully paid within 72 hours of the booking having been made. If full payment, i.e. the cost of the holiday plus a €500 returnable deposit, is not received within 72 hours, the booking will become unconfirmed and the dates will become available for letting again.

Payments relating to bookings and deposits should be made payable to:

"Zephen Properties Limited"

Lloyds TSB Private Bank, 50, Grosvenor Street, London W1K 3LF
Sort Code 30-16-74, Euro Account Number 86326459

Account Name: "Zephen Properties Limited"
IBAN GB80LOYD30167486326459

SWIFT/BIC code: LOYDGB2L

Please see cancellation terms below.

The number of guests must not exceed the declared maximum for the property with the exception of up to a maximum of two infants under 2 years of age although the total number must be declared at the time of booking. One cot will be available but not cot linen. If a second infant is in the party then a travel cot and linen will need to be brought to the property by the guests.

In the event of unexpected late arrival the local housekeeper must be contacted at the earliest with a revised estimated time of arrival or entry to the property might not be possible.

Guests may need to show their identity documents on arrival to comply with Italian legal requirements.

The property may not be used as other than a private holiday residence. There must be no sub-letting of the property.

Furnishings within the property must not be moved or otherwise rearranged.

Any problems or complaints must be addressed to the housekeeper or the owners during the period of occupancy. Complaints made after departure from the property cannot be considered.

The following services are included in the inclusive price for each weekly rental period:

- Clean set of sheets (and/or duvet covers as appropriate) and a set of pillowcases for each bed
- Towels for each guest
- Tea towels
- Solar energy for heating the hot water
- Logs for the wood burning stove
- Note that electricity for supplementary heating incurs an additional usage based charge
- A courtesy basic starter pack of consumables on arrival (otherwise it is your responsibility to provide all consumables you will require for the duration of your stay)
- Cleaning is provided following occupancy and a weekly clean for guests staying for longer than one week on request. Normally this would take place on the weekly changeover day for the property but may be on another day by agreement, subject to the availability of the Housekeeper. All personal belongings will need to be stowed in cupboards, drawers or luggage to enable the cleaning to be effected

Telephone costs, breakages and losses

The cost of telephone calls, breakages, losses and fuel supplements will be deducted from the returnable deposit. Any remaining amount will be returned within 14 days from the end of the holiday.

Restricted mobility

Villa Pietra Serena is a traditional Tuscan building and, whilst it has been refurbished to a high standard, the basic structure is original and largely unchanged. It is a two-storey property with a mezzanine floor in the "tower" above bedroom 4 and has bedrooms and bathrooms on both the upper and lower floors.

Restrictions on smoking and pets

Villa Pietra Serena is a no smoking environment and pets are not allowed.

Local assistance

A property manager and a housekeeper, who lives locally, is available to provide any assistance that may be necessary. Contact details will be sent with your booking confirmation and are available at the property.

Cancellation

The initial booking fee of 30% of the cost of the holiday will be forfeit in the event of a cancellation. The initial booking fee will also be forfeit if the full amount is not received 8 weeks prior to the start of the holiday and the accommodation will be considered available for re-letting.

If cancellation occurs after full payment has been received a refund of 70% of the cost of the holiday will be made only if it has been possible to re-let the accommodation.

It is strongly recommended that suitable travel insurance is taken out to cover any unexpected occurrences as there can be no variation of these cancellation terms in the event of late or non-arrival.