

Berti Estate	Villa Berti	Casa Rosina
25 acres of olive terraces, gardens and woodland, cultivated by Etruscans, Romans and now locals.	Sleeps 10 – air conditioned	Sleeps 8
Extensive woodland walks	5 double bedrooms with en-suite bathrooms	3 double bedrooms with ensuite bathrooms
A natural spring produces mineral-rich water (prized by locals) all year round.		2 single bedrooms with shared bathroom
Swimming pool (12x5)	Living room with open log-fire, TV and baby grand piano	Living room with open log fire
	Games room with billiards, snooker/pool and darts	50" Smart TV, blu-ray
Boules		Kitchen/dining room for 10
Archery	Tuscan kitchen with range cooker	
Croquet	Consecrated private chapel	
Private masseuse available by appointment	Catering by arrangement	

Villa Berti Description:

Reached by a track that winds up from the village church, Villa Berti's 360* views are exceptional, even by Italian standards. Set in 25 hectares of olive terraces, gardens and with a freshwater spring, it is a Villa of rare charm and tranquility with its own Casa Rosina, artists' studio, swimming pool and private chapel.

The Villa itself sleeps 10 guests (5 double bedrooms with ensuite bathrooms). The Casa Rosina is near the Villa, and provides additional accommodations for 8 guests (3 double bedrooms with ensuite bathrooms and 2 single bedrooms with a shared bathroom).

Families are welcome and children well provided for. The villa has been restored with integrity and authenticity, making the most of its high ceilings, large and numerous windows and impressive double doors. The thick walls ensure a cool interior even in the height of summer, and throughout there is relaxed refinement. A terracotta-tiled terrace, lined with lemon trees, leads onto a shaded pergola with a large travertine table and iron chairs. In summer this is, in effect, an outdoor living and dining room. A barbecue makes outdoor cooking simple, and there is a wood-burning, traditional pizza oven by the Casa Rosina. An evening of pizza-making is great fun for all ages. The swimming pool, with shallow end and Roman steps, is set just below the Villa on a separate, deep terrace. Sheltered and with all-day sun, it has sweeping views of the valley; that remains virtually unchanged for centuries. A second pergola provides a covered seating area above the pool. Indoors a well appointed games room provides snooker, darts and other table and board games.

This is a great place from which to explore northern Tuscany and breathe fresh Tuscan air, but once here you may not want to leave.

Only 20 minutes from Lucca's city centre, this handsome 17th century villa is an extremely private, well- appointed house, perfect for extended families holidaying together.

Prices (NET to owner): The property is available all year round

Villa ONLY £11,000 per week

Villa and Casa Rosina £14,000 per week

Casa Rosina ONLY £3,000 per week

NOTE: The **Casa Rosina** will **ONLY** be **open when the Villa is booked for over 10 people**; otherwise it will be closed off for guests. The owner will occasionally stay in the Casa Rosina when the villa is booked for the lower occupancy which has a separate entrance and guests will not be disturbed.

Villa: 10 people can only sit around the **outside table** and 18 people can by adding on an extra table that is available.
10 people can sit around the **indoor kitchen table**.

Casa Rosina: 10 people can only sit around the **outside table** and 18 people can by adding on an extra table that is available.
8 people can sit around the **indoor kitchen table**.

What is included in the let price: house-keeping 3 mornings per week; bed and bath linens changed weekly (**additional available on request**).

Extras (on request): cook service, cookery lessons, babysitting, massage therapy, guided hiking, guided cycling, wine tasting at selected local vineyards, private villa and villa garden visits.