
Tenuta Capannori

Localization

Country : Italy

City : Tuscany

Address : Near Lucca / Ref; IT 1002

Properties

Type : Tenuta

Bedrooms : 6

Bathrooms : 6

Sleepings : 12

Showers : 0

WC : 7

Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Barbecue - Cot - Garden - Views - No smoking

Description

Tenuta Capannori is a beautiful old mill recently restored, located just 20 min. South of Lucca nearby the village of Castelvecchio di Compito. For around 160 years it was one of the main employers for the local villagers, men were employed to build dry stone walls along the olive terraces, cut back grass and weeds by hand, prune and care for the olive plants and then at harvest time men, women and children picked the olives and prepared them ready for the pressing.

Tenuta Capannori has recently been extensively renovated and refurbished into a unique and stylish home. It is a perfect place for a luxurious and relaxing holiday. You can enjoy walking on some of the paths which lead directly from our doorstep through olive groves and woodland to the nearby village of Castelvecchio di Compito 10 min walk and over the hills to Buti 7km walk, a hill village with shops and restaurants. Bientina, a small town just a few minutes drive away has full amenities including supermarket, shops, restaurants, banks, weekly market, antiques market once a month and in July the town holds a "Palio" (bareback horse race) in the main square. We are ideally situated for sightseeing as Lucca is only 20 minutes away, the nearest autostrada exit in Altopascio is a 10 minute drive and Pisa and Florence are 30 and 45 minutes or you can avoid city driving by taking the train from Pontedera our nearest train station 15 mins.

Stylish and charming the interiors have been designed to complement the building. Internally the rooms are all light and spacious, the large welcoming living room has comfortable sofas and a wood burner for cooler evenings, the main dining hall is warm and atmospheric and still has the original olive grinding stones, the main kitchen with large dining table is suitable for cook school, the computer room or study is there if you feel you have to work, wine tasting room and cellar with wine provided on an honesty basis. In addition there is an extra 'Summer' kitchen which can be used when using the barbecue area or at the swimming pool. The bedrooms are all in the upper floors for the house. There are two suites with adjoining sitting areas, two large double bedrooms and two twin bedrooms, all are en suite, air conditioned and beds are equipped with extremely comfortable mattresses and luxury linens to ensure restful sleeps. The large saline swimming pool takes the shape of the original mill pond and has a shallow section suitable for children. The surrounding landscaped garden is perfect for relaxing and has ample umbrellas and sun-beds. The terraces around the house are equipped with dining tables, chairs and deckchairs and take full advantage of the breathtaking views. The herb garden next to the main kitchen has a wide variety of Mediterranean herbs, we also have a vegetable garden and the Summer Kitchen garden terrace is surrounded by herbs and native flowers, there is a dining table here, perfect for having lunch near the pool or having a barbecue.

The Villa is 426 square meters and is divided in 4 floors. It is surrounded by a 7.000 square meters garden, the whole estate including the olives groves and the vineyards is 20.000 square meters. This Villa has a beautiful floodlit pool 10m x 5m inside part with a fantastic panorama and a beautiful covered patio in the front of the house with splendid views for "al fresco" dinners. It is located near the village of Castelvecchio di Compito 3min. driving to the local restaurants, 20min to the centre of Lucca and within 1 hour of most of Tuscany attractions.

On the ground floor the main entrance hall with the original olive press and grinding stones. It is a light and atmospheric room with an extending antique table and chairs for more formal dining. Stairs lead up from here to the central part of the house including the living area, the main kitchen is just along a corridor with a cloakroom and the wine room is just off the hall to the left in the West wing of the house with another staircase for easy access to this side of the house. Two windows let in ample light and the main double doors open out on to the patio/dining area with large table, chairs and a wrought iron pergola for shade.

Main Kitchen the larger of the two kitchens in the house, this one has been designed as a 'teaching kitchen'. The large chestnut table seating twelve is perfect for casual dining. It is fully equipped with all the top brands accessories and all the necessary essentials for cooking and dining have been

provided and are of the best quality.

Wine Cellar & Tasting Room stocked with Italian wine, guests can enjoy a tasting by a local sommelier or guests can try the wines that have selected on an honesty basis. There is the Estates own wine and the extra virgin olive oil.

Separate cloakroom with WC

Laundry in the basement with washer and dryer

On the first floor a large, cosy and comfortable central living room air-conditioned with extra large sofas, armchairs, coffee table, sideboard with A 55" satellite Smart TV, DVDs, bluetooth speaker, bookcase with large selection of reading books, information, maps of the local area and a wood-burner in the antique stone fireplace. Windows look over the olive groves to the front and woodland to the rear of the house. There is a cloakroom on this level just along the hallway.

Bedroom (1) *Suite Raphael* is a Double Bedroom en suite with sitting room on the 1st floor *east wing* offering amazing sunrise views from the full length window in the sitting room. The air conditioned bedroom has a large comfortable double bed, his and hers wardrobes, the window in this bedroom overlooks the front patio area of the house and the olive grove. The sitting room has a large sofa & armchairs, reading. The large bathroom has a large marble shower with glass screen, freestanding stainless steel bath, twin sinks in marble topped vanity unit and WC.

On this level there is a Traditional Tuscan Summer kitchen, lovely for breakfast, lunch or for drinks when using the lounge or up by the pool. Equipped for cooking light meals with a large five ring gas hob, large American Fridge Freezer, dishwasher, dining table and chairs, dresser, cotto tiled work surfaces and feature antique stone sink.

Outside door onto terrace and outdoor barbecue area, steps up to a garden terrace by the aquaduct and the path up to the swimming pool.

On the second floor access from the summer kitchen is a stone staircase leading the *Lotto* Bedroom (2) Twin bedroom with double doors leading into small hall with wardrobe, the bedroom is through a door to the left and bathroom through a door straight ahead. This cosy and comfortable air conditioned bedroom has two comfortable single beds with views of the small aquaduct and Summer kitchen garden terrace. The bathroom has a marble shower, twin sinks on terracotta topped chestnut wood vanity unit, bath, WC and window.

From the main living room there is a stone staircase reaching the *Botticelli* & *Caravaggio* and bedroom. Suite *Botticelli* is a Double Bedroom (3) en-suite, air-conditioned, sitting room with full length windows in the bedroom, sitting room and bathroom take full advantage of the views over the olive groves. Extra large bathroom with free standing copper bath, walk in marble shower with glass screen, twin sinks with marble topped vanity unit and WC. Sitting room with sofa, armchair. The Windows are double glazed with shutters and mosquito blinds.

The *Caravaggio* Twin bedroom (4) with two single beds is a beautiful and spacious air conditioned room has full length window taking advantage of olive grove views. The bathroom has a bath with shower over, Carrara marble sink on chestnut wood vanity unit, WC and window with views over woodland.

From Raphael Suite there is a stone staircase reaching Bedroom (5) *Da Vinci* + Study room Double bedroom *Da Vinci* with air-conditioning room on the top floor with window enjoy watching the sunrise over the valley below. Large and comfortable double bed, double wardrobe and bathroom has a stone shower with glass screen, chestnut vanity unit with feature stone sink, WC, window overlooking olive trees. Windows are double glazed with shutters and mosquito blinds. The Study can be used as a computer & WI FI /study room, games room, TV room or as the sitting area for *Da Vinci* for any guests who prefer to use it as a private area to relax.

From *Lotto* bedroom there is a stone staircase reaching the top floor (third floor) *Titian Suite* Bedroom (6), spacious tower room with windows on all sides with views over the rooftop, pool and waterfall area, olive groves and surrounding woodland. Large and comfortable double bed, walk in double wardrobe, large bathroom with 'his and hers' doors, bath, walk in stone shower with glass screen, feature twin stone sinks on chestnut wood vanity unit, WC, window.

Air-conditioning in all living areas and bathrooms are provided with individually controlled heating / air-conditioning system and are equipped with customised courtesy line, hairdryers, bathrobes, pool towels.

Outside area: The whole property is about 8 hectares, the terraces around the house are equipped with dining tables, chairs and deckchairs and take full advantage of the breath-taking views. The herb garden next to the main kitchen has a wide variety of Mediterranean herbs, and the Summer Kitchen garden terrace is surrounded by herbs and native flowers, there is a dining table here, perfect for having lunch near the pool or having a barbecue.

On its own terrace above the house there is an heated salt water swimming pool takes the shape of the original olive mill pond, which originally held water to power the water wheel, the internal workings of which have also been preserved in the main dining hall. The pool is surrounded by grass and landscaped gardens, views over the olive groves and valley below make this an ideal setting to relax under the Tuscan sun

ACCOMMODATION:

Ground Floor;

Main entrance hall with large dining area featuring the original stones of the old mill

Main kitchen with handmade cabinets, Mille ovens and gas hobs, American style fridge freezer, dishwasher, high quality appliances including kettle, toaster and coffee machine

Wine cellar and tasting room

First floor;

Large living area with DVDs, reading books, a wood-burning fireplace and

WC along the hallway

Doors to summer kitchen

Bedroom 1: Double suite “Raphael” with sitting area and bathroom

Second Floor;

Bedroom 2: Double suite “Boticelli” with sitting area and bathroom

Bedroom 3: Double suite “Da Vinci” with bathroom

Bedroom 4: Twin bedroom “Lotto” with bathroom

Bedroom 5: Twin bedroom “Caravaggio” with bathroom

Third Floor Attic;

Bedroom 6: Double bedroom “Titian” with bathroom

Lower Ground floor;

Utility room with washing machine, tumble drier, sink and ironing facilities

OUTSIDE FEATURES:

Garden

Swimming Pool 15x7 meters Curved saltwater pool with shallow area suitable for children, steps to entry.

Summer kitchen equipped with large gas hobs, American style fridge freezer, dishwasher and antique stone sink

Dining/terrace area, steps to further terrace and garden

Pergola with table which seats 12 people

Barbecue

Ample Parking

Views

FEATURES & AMENITIES:

Sleeps 12; 6 bedrooms & 6 bathrooms, 7 WC

Air-conditioning all bedrooms

Wi Fi Internet (adsl)

Professional kitchen

Summer kitchen

Heated swimming pool Salt water 15x7 meters (Semi-oval shape)

Covered panoramic patio for “Al fresco” dining

Dining table near the summer kitchen

Herbs gardens

Views

Barbecue

Washer and dryer

Coffee machine

Parking

SERVICES INCLUDED WITH RENT:

Electricity and air-conditioning until the consumption of 500KW per week

Water, gas for cooking and washing

House keeping every Saturday for guests that stay 2 weeks or more

Gardener

Bed linen change and pool towels on weekly basis (Saturday

Hair dryer in every bathroom

Satellite flat screen TV

Stereo hifi

Washer and Tumble dryer

Baby cot and baby chair available

Barbecue

Private parking

Internet wireless connection available in every room

EXTRAS NOT INCLUDED WITH RENT:

Electricity over the consumption of 500 KW charged Euros 0,50/KW

Pool heating per week 250 €

House heating per week 220 €

Fire wood

Chef + table service also on weekly basis + cost of groceries

Breakfast service

Cooking classes / wine tastings

Extra cleaning 170 € each session

Massages – personal trainer

Transfers

PLEASE NOTE:

Check in after 4 p.m.

Check out before 10 a.m.

Saturday to Saturday only for other dates please inquire

Personal means of transport advised

No tourist tax required on this location

Pets not allowed

The villa is located on the hills with beautiful views but close to local village with restaurants and shops.

NO SMOKING in the house please

The last 800 meters to reach the house are partially dirt road and partially paved anyway house can be reached even with minivan, low cars such sport cars are not recommended.

Returnable Security Deposit 600 € to be held by the agency

No pets allowed

LOCATION:

Castelvecchio di Compito 10 min walk

Lucca – 16 km

Pisa – 30 km

Forte de Marmi – 50 km

Cinque Terre – 100 km

Florence – 75 km

Siena 137 km

Rome – 342 km

LOCAL INFO:

Things To Do in and around

Start your day off with an energising walk through the olive groves around the estate, or head along the trail leading directly from the house for a relatively easy 10 minute meander along the path to Castelvecchio Alto, a sleepy little village where the friendly locals will greet you with a Buongiorno, carry on 15 minutes down the hill to the lower village to have a coffee and pastry in the local bar or just over the road there is a traditional Trattoria for lunch or dinner. For a more energetic walk turn left before the village and walk up into the woodland towards the hill village of Buti (7km), this is a hard walk on a hilly trail, up above Buti there are many more trails for walking, mountain biking or even climbing on the Via Ferrata (grade 4). This area up above the Mill is called Monte Serra and is a popular area for outdoor activities and picnics in the fresher, cooler Summer air, on Sundays there are lots of road and mountain bike cyclists, testing their endurance on the hills.

There are many great day trips within easy driving distance. Closer to home we suggest taking short trips to some of the local towns and villages. Montecarlo is a beautiful medieval hill town surrounded by vineyards, the town has DOC status and we can arrange a wine tasting for you. Lucca of course is beautiful and well worth making several trips to fully appreciate everything it has to offer. Pistoia is a lovely town, slightly off the tourist trail with an interesting old centre, we especially love the fruit and vegetable market in Piazza Sala. Montecatini and Montesummano Terme, both have spas to relieve any aching muscles from sightseeing or you can take a funicular up to the old village for lunch in one of the restaurants in the old square. The Piaggio factory in Pontedera has a museum which is well worth a visit, you can see some fine examples of the legendary Vespa scooter and of course our very own L'Ape, the little three wheeled van which is still as popular today and you will see lots of in our area, very useful for using around olive groves and vineyards.

Within 1 to 2 hours drive - Volterra and San Gimignano - beautiful hill towns surrounded by typical Tuscan scenery - rolling hills and cypress trees. Lerici and then a short ferry to Portovenere - lovely fishing villages for a great seafood lunch or swim in Byrons grotto (azure blue sea). The Cinque Terre - Five stunning fishing villages just North of Lerici (busy), you can hike on trails connecting them, take local trains or ferries or drive, however please note that the roads are narrow and it can be difficult to find parking space in high season. (car parks outside the villages). The Garfagnana - mountainous area just North of Lucca, this is a great area for outdoor sports such as hiking, mountain biking, canyoning, climbing and horseriding or you can savour the local produce in one of the many good restaurants around Barga and Castelnuovo di Garfagnana. Chianti - the region is famous for wine but the villages are beautiful and make a great day trip - Greve in Chianti, Radda in Chianti, Castellina in Chianti, San Panzano in Chianti and also worth a trip is the little medieval hill town of Monteriggioni. Siena, a captivating city with one of the most beautiful piazzas in Italy, famous for The Palio in July and August. Val D'Orcia and the beautiful hill towns of Montepulciano, Pienza, San Quirico D'Orcia and Montalcino, famous for Brunello wine. You can also visit one of the thermal springs including our favourites in Bagno Vignoni and Bagno San Filippo.

Beaches and the coast.

The Tuscan coastline near us is varied - there are the larger, more popular resorts of Viareggio and Forte di Marmi (45 mins) with long sandy beaches filled with Bagni where you can rent a sunbed and umbrella for the day, most have bars and some have swimming pools. To the South of Livorno (60 mins) are the pretty smaller resorts popular with the locals including Castiglioncello with inlets around a rocky coastline and the lovely Baia del Quercetano which is great for long swims across the shallow bay, Vada and San Vincenzo with sandy beaches and the small and pretty Golfo Baratti with two very good restaurants where you can eat a few feet from the sea. If you drive just over the border into Liguria (60 mins) you can find small beaches near pretty villages built along the rocky but picturesque coastline including Tellaro, San Terenzo, Lerici and Portovenere. Of course there is

also the famous Cinque Terre (90 mins), the water in this area is really clear and great for swimming as it is a marine park.

Pisa

Pisa is best known for the world famous Leaning Tower but those who go there with their mind already made up that the Tower is the only thing to see may miss the rest of the architectural and artistic marvels of this beautiful city. The long walk from the Campo dei Miracoli to the train station is run through a pedestrian area with many interesting sights, shops, and restaurants.

Lucca

Nearby Lucca is a beautiful walled city which has maintained much of its medieval character with charming narrow streets, beautiful piazzas, classical gardens and well preserved walls encircling the old centre (4km) which are popular for walking or cycling. Car access is strictly limited to residents within the walls which helps create a pleasant ambiance for strolling around and exploring, join the locals on their bicycles and hire by the hour from one of the many bicycle rental shops situated around the main entrances of the city. The main shopping street is Via Fillungo from Piazza Santa Maria down through the city to Via Roma, don't miss Piazza Anfiteatro, Piazza San Frediano, Piazza San Salvatore and visit Enoteca Vanni which has one of the best wine cellars, Piazza San Michele where you can try Buccellato, the well known cake of Lucca at Taddeucci Bakery and Via Santa Lucia to visit Antica Bottega di Prospero and Amadeo Giusti one of the oldest and best bread shops in Lucca.

We suggest you spend a few days exploring as it is full of interesting places to see, to eat, to drink and to just relax and sit, soaking up the atmosphere of this very special Tuscan city.

Montecarlo

Only 15 minutes drive away - a beautiful little hill town is famous for producing Montecarlo DOC certified white and red wines. It is a small town with narrow streets so it is best to park just outside the ancient walls and walk in (few minutes). You can choose to eat or drink in a number of traditional trattorias, good quality restaurants, enotecas and cafes. Many of the wine producers offer tastings and cellar visits including the very good Fattoria Di Montechiari, Fattoria La Torre or Tenuta del Buonamico and each year at the end of August/beginning of September there is the Montecarlo wine festival.

Cinque Terre

(2 hours) - Five spectacular villages spill down from cliffs to picturesque harbours with restaurants, cafes and shops. For an amazing day trip we recommend you to travel there by train via La Spezia or by boat from Lerici via Portovenere to explore this unique and beautiful coastline. We really like the villages of Vernazza and Manarola in the Cinque Terre and one of our favourite days out in this area is to drive to Lerici (60 mins), wander around the town and harbour then take the ferry over to Portovenere (20 mins) for a stroll, a swim in the beautiful sea at Byron's grotto and then to have a fish lunch watching the boats go by.

Elba

This beautiful island with some of Tuscany's best beaches is well worth visiting, it is very busy in July and August. If possible visit late May/June or September when the temperatures are still hot enough to enjoy swimming at some of the best beaches in Tuscany with less people or traffic on the small island roads. It is possible to visit in a day, Piombino is 90 minutes drive, then you take the 60 minute ferry to Portoferraio. To really appreciate the island though you may want to spend a few days there.

Antiques Fairs

Lucca is the nearest big fair on the 3rd weekend of the month held in and around Piazza Napoleone, Bientina our closest town 5 to 10 mins drive away (fourth weekend), and Vicopisano a lovely little village near Bientina (second Sunday), it is more of a car boot sale but can be interesting to visit. Arezzo and Siena are also well known and the antiques fairs are similar in size to the one held Lucca.

Galerie

















