

# Villa Livorno

**Region:** ITALY

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 3

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## Overview

A villa for the seafarer, with direct access to the sea, and snorkelling, diving and fishing opportunities abound. For others who enjoy sunsets with a glass in hand, you will not be disappointed

## Description

A villa for the seafarer, with direct access to the sea, and snorkelling, diving and fishing opportunities abound.

The villa is split over three levels, with bedrooms on the ground and second floor. The first floor is dominated by the living area and its wide windows which bathe the internal areas with light, offering fantastic seaviews. The property is simply but elegantly designed to make the most of its ambient surrounds, with dark wood floors or Italian tiling.

The outside terrace is most impressive with opportunities to relax in the saltwater pool area or outdoor seating, whilst either soaking up the Tuscan sun or looking out to sea. There is a garden set to lawn and shady trees, offering plenty of places to find a place to relax out of the midday sun. There are steps down to the sea.

Cecina 17km, Livorno 27km, Pimobino 64km. Nearest village Castiglioncello 1. 5km. Pisa airport 40 minutes.

## Accommodation

### Ground Floor

Kitchen

Large dining room

Double bedroom

Twin bedroom

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Guest bathroom with shower

## First Floor

Living room with sea views, TV and large terrace.

## Second Floor

Three double bedrooms

Twin bedroom

Guest shower room

Guest bathroom with Jacuzzi bath

Bedrooms on this level have sea views, two also have access to a sun terrace.

WiFi and air conditioning.

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## Layout

ACCOMMODATION

### MAIN HOUSE

#### Pool Level:

Entrance hall.

Living room, TV, DVD, A/C, sound system, fireplace, with sea view and direct pool access.

Dining area.

Study area.

Fully equipped kitchen.

Guest W. C.

Bedroom 1: Double/ Twin bedroom with en suite bathroom, A/C, balcony, sea & pool view.

Bedroom 2: Double bedroom with en suite shower room, A/C, sea view.

#### Upper Level:

Bedroom 3: Double bedroom, king-size bed, with en suite bathroom, A/C, balcony, sea view.

#### Lower Level:

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Sea View
- Private Pool
- Pets allowed on request

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Bedroom 4: Double/ Twin bedroom, with en suite shower & private entrance, A/C.

Bedroom 5: Double/ Twin bedroom with en suite shower room & private entrance, A/C, built-in sofa bed accommodating a child.

**GUEST HOUSE** (upper level external staircase).

Bedroom 6: Double bedroom with en suite shower room & private entrance, A/C, fireplace, balcony, sea view.

## **GARDEN SUITE**

Bedroom 7: Double bedroom with en suite shower room (walk-in shower) and private entrance, A/C, ceiling fan, sea views.

Bedroom 8: Double/ Twin bedroom with en suite shower room (walk-in shower) and private entrance (can be converted to twin beds or 2 sofas serving as the living room of the other bedroom), TV, A/C, sea views.

## **Grounds:**

Extensive terraced grounds planted with olive groves and shrubs. Private heatable infinity pool (heated on request with

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extra charge, Roman steps), outdoor shower, panoramic sea views. Seating & lounge area, sunbeds, shaded dining area, BBQ, childrens playground. Parking. Please note: The villa is located on a hillside, therefore the road approaching the property is fairly steep. Villa Narcisa and its sister property Villa Jace share the same entrance gate to the grounds and a short distance of the drive separates the 2 properties passing behind Villa Narcisa. However, both have their own parking areas.

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## Location



### DISTANCES

Nearest Airport: Heraklion International Airport  
60 km.

Nearest Port: Agios Nikolaos Port 10 km.

Nearest Town/ Village: Agios Nikolaos 8. 5 km,  
Elounda 4 km.

Nearest Beach: 1. 5 km.

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## Photos





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