

**Rick & Desley Everingham**  
**Villa Ceuli is now available for Holiday Rental in Tuscany**

Via Buozzi 19, Cevoli 56035 Lari (Pi) Italy



Behind this beautiful facade is our apartment in Villa Ceuli, occupying 2 floors of this end of the old granary, "Il Granaio". The villa overlooks a beautiful Tuscan landscape of grapes and olive groves. Everything has been tastefully restored with great care, using original materials to retain the wonderful ambience of this magic place.

The apartments are owned by a variety of interesting people who use them as their Italian holiday homes. Most are not available for rent, so it is never over-run by tourists. Generally it has the wonderful feeling that you are living in your own private estate. Set on the edge of the small and charming village of Cevoli, in the Province of Pisa, this magnificent villa offers the advantages of a genuine Italian experience in a lively and welcoming community, while also being in a quiet rural setting.

Cevoli sits along the Pisan Wine Road, a picturesque region noted for its fine red wine and exceptional olive oil. Scattered around the surrounding valley are over a dozen small towns, each with their own character, and an interesting array of restaurants and shops. We provide full details of restaurants, markets, and directions for available amenities and interesting destinations for you to explore.



Villa Ceuli main gates



Villa courtyard



Towards the granato



The facade



Lounge area



Lounge to kitchen



Kitchen



Kitchen to lounge



To the front door



First floor landing



Bedroom 1 - first floor



Bedroom 1



Bedroom 2 - first floor



Bathroom 2 - first floor



Bedroom 3 - first floor



Alfresco dining outside kitchen



Chapel from apartment garden



Chapel & farnio



Gate to the swimming pool



Swimming pool



The view from the swimming pool



Doorway detail



Road to Cevali



Main street - Cevali

## Rental Information

### The Accommodation

The apartment is a huge space (220 sq. m) on 2 levels, connected by an easily manageable staircase, however it is not convenient for wheelchairs. The ground floor is a large open space, with the lounge area separated from the kitchen by 2 of the original grand brick arches, supporting a 4m high ceiling of ancient timber beams. A large stone fireplace completes the scene. On the ground floor there is also a small laundry and powder room.

Upstairs, the 3 large bedrooms are light and airy, each having their own bathroom, one with a generous bath, and ample room to house 6 adult guests in spacious comfort.

|                  |   |
|------------------|---|
| Bedrooms:        | Bedroom 1 (1st floor) with king size double bed.<br>Bedroom 2 (1st floor) with queen size double bed.<br>Bedroom 3 (1st floor) with 2 king size single beds.  |
| Bathrooms:       | Bathroom 1 (1st floor) with shower, double hand basins, WC & bidet.<br>Bathroom 2 (1st floor) with bath, separate shower, hand basin & WC.<br>Bathroom 3 (1st floor) with shower, hand basin WC & bidet.  |
| Kitchen:         | The eat in kitchen is on the ground floor, with stone bench tops and a large timber kitchen table. All appliances are new with Bosch fridge/freezer, Bosch dishwasher, large Smeg gas cooktop/electric oven, and a microwave. The kitchen opens to the courtyard garden, complete with outside seating for alfresco dining, and a Webber gas BBQ and large market umbrella. |
| Living Room:     | The ground floor lounge room has a large stone open fireplace, with TV, DVD player, and a collection of movies.   |
| Utility room:    | Adjacent to the kitchen is a small laundry room which houses the washing machine, ironing board and iron, and also a downstairs WC and hand basin.  |
| Cleaning/linen   | Towels, linen and final cleaning are included. The house is cleaned weekly, when the towels and linen are also changed.   |
| Other amenities: | Broadband internet connection, phone, central heating, room fans.   |

### Rental Tariffs - 2018

|             |                           |          |                        |
|-------------|---------------------------|----------|------------------------|
| Low Season  | 30 Sep 2017 - 30 Mar 2018 | \$ 2,500 | Min. Stay ( 7 nights ) |
| High Season | 31 Mar 2018 - 28 Sep 2018 | \$ 3,100 | Min. Stay ( 7 nights ) |
| Low Season  | 30 Sep 2018 - 29 Mar 2019 | \$ 2,500 | Min. Stay ( 7 nights ) |

### Notes on Prices

Prices are for the property per week in Australian dollars. Individual days are charged at 1/7 the weekly rate. A 25% deposit is required to confirm the reservation, with the balance due 8 weeks before the arrival date.

Cancellation refunds: Cancellation up to 8 weeks before arrival date - no cancellation charges. From 4 - 8 weeks 50% of rate refunded. 2 - 4 weeks 25% refund. Less than 2 weeks - No refund.

Gas is included from May to September, but during the period October- April heating will be charged at cost.

### Changeover Day

Rental is on a weekly basis, but not necessarily Saturday to Saturday. We are quite flexible, so please let us know what days suit you. Arrivals are to be no earlier than 5pm, and departures no later than 10am.

### The Location

Cevoli is well positioned just 30 minutes drive from Pisa airport and 60 minutes from Florence. The nearest railway station (Pontedera) is 15 minutes by car. Trains run to Florence every 30 minutes, and take less than an hour. While Cevoli is serviced by bus, a car with GPS is highly recommended.

## Driving times

Volterra - 30 minutes, Lucca - 45 minutes, San Gimignano - 45 minutes, Siena - 90 minutes, Arezzo - 90 minutes, The Cinque Terre - 90 minutes, Portofino - 2 hours, Abertone ski slopes - 2 hours, Bologna - 2 hours, Rome - 4 hours, Milan - 4 hours, Venice 4 hours, Nice - 5 hours

## Coast & Beaches

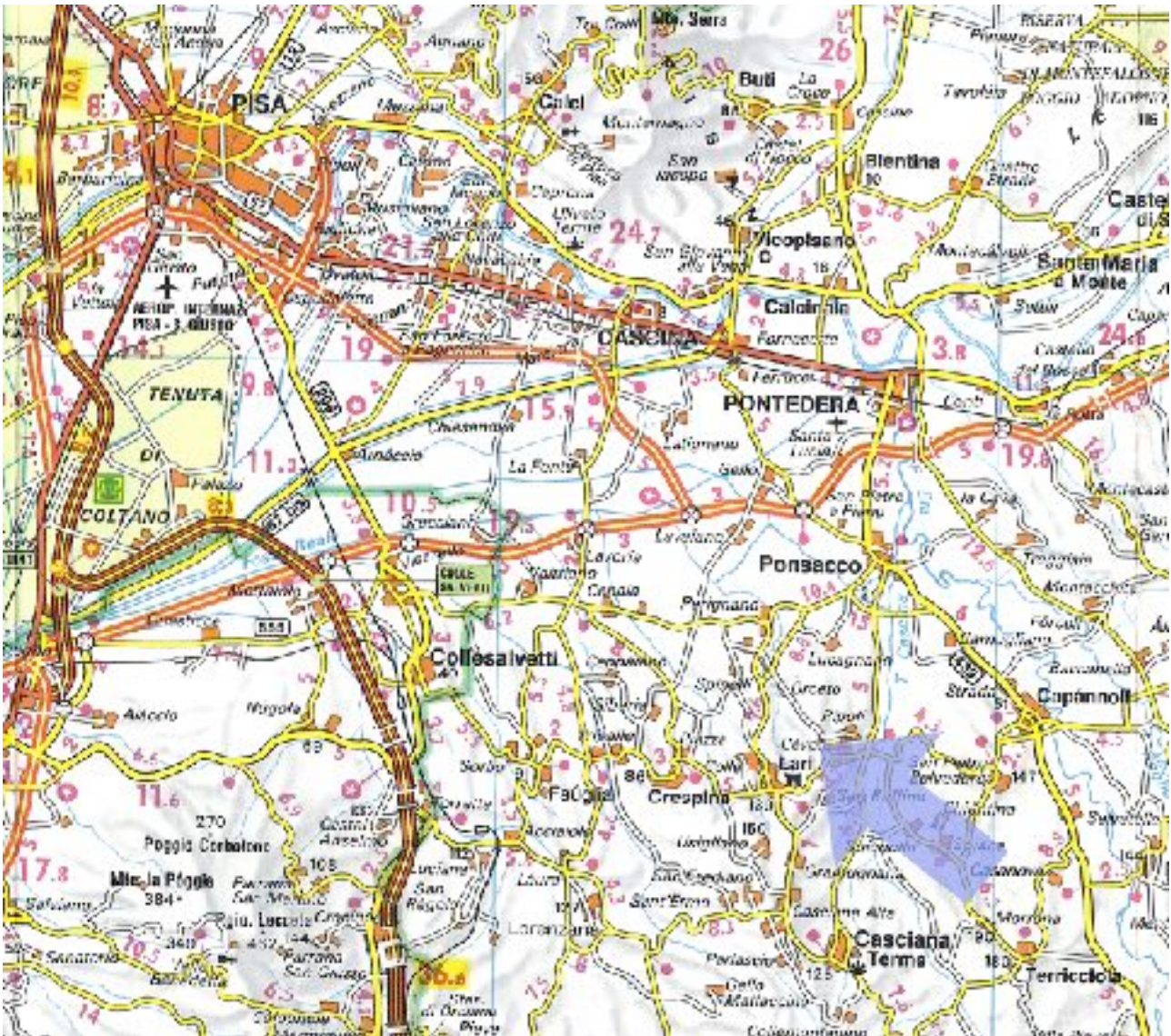
The nearest beaches are at Tirrenia, with an extensive range of beach facilities and restaurants, just 30 minutes drive west.

Forte dei Marmi, an exclusive beach location, with very good shopping, is 50 minutes away north.

Castiglioncello, with its rocky coves is very charming, and just 60 minutes away to the south.

## Where we are





We would be happy to share our Italian hideaway with you. If you require more information please don't hesitate to contact us.

Rick & Desley Everingham

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web: [www.rickeveringham.com.au](http://www.rickeveringham.com.au)

### Visitor's Comments

Dear Rick and Desley,

We have all enjoyed the most wonderful time whilst staying at your charming villa! It has a lovely ambience and catered perfectly for all our needs and was a most comfortable and relaxing place to stay. My favourite view was over the back of the Granaio across the valley to the beautiful copse of trees and the hills beyond, with the subtle changes of light throughout the day.

We loved exploring the countryside and visiting the different and fascinating villages nearby as well as destinations further afield. We also enjoyed sampling the food and wine at many of the local restaurants.

Following your recommendation we had our final pranzo yesterday at Lo Scopiccio, which was assolutamente squisito!

We felt privileged to have enjoyed such a special time at your villa . Cevoli was a perfect place for us to stay, it is such a peaceful village and waking to the sounds of the birds everyday was magic!

Thank you both so much!

Warmest regards from us all

G.R. Adelaide May 2017

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Wonderful family holiday 5 / 5

Villa Ceuli was a perfect location for our family trip to Tuscany. We had easy access to an airport in Pisa, shopping approx 1 km away, and many local attractions, wineries, cooking classes, pasta factories and beautiful village like Lari. The Villa was quite large and well appointed. We used the pool daily and always felt very safe. I would not hesitate in recommending this property if you are considering a holiday in the Tuscany.

Thank you for the opportunity to stay in your beautiful villa.

Gerard from Canada. July 2017

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Beautiful house, delicious kitchen and lovely pool area! 5 / 5

We had a wonderful stay in the house! Lovely big kitchen and nice dining area on the terrace .. We were 6 adults and it was pure luxury with a private bathroom. Can definitely recommend this beautiful house to others!

Majken from Denmark. September 2016