

# Villa Di Campagna

Region: Chianti & Arezzo Sleeps: 8

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## Overview

Get a true taste of Central Italy when you stay at this charming villa in Tuscany, located in the middle of picturesque Valdichiana valley – home to some of the most exquisite food and wine in the country.

This restored villa is warmly welcoming with authentic Tuscan décor, featuring exposed wooden beams, a rustic stone fireplace, and terracotta flooring. An open kitchen and dining area make it easy to bring the group together for meals, or fire up the barbecue and dine al-fresco at the garden table overlooking the manicured lawn and private pool.

Four bedrooms accommodate eight, with three en-suite bathrooms. The first floor bedroom boasts a private balcony where you can pair your morning coffee with simply spectacular views of the rolling Tuscan countryside. Included in the rental are mountain bikes and children's playground.

Just 15 minutes' drive away in Camucia are cafes, a supermarket, and the Camucia-Cortona railway station. However, the must-see attractions lie in medieval Montepulciano, about a 30-minute drive from the property. Here you'll delight in the hill town's museums, ancient castles, and delicious Tuscan fare. Don't forget to try the famous Vino Nobile while you're here!

## Facilities

Private Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • Satellite TV • Heating • Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Villa Di Campagna is a traditional Italian villa, boasting spectacular views over the surrounding Tuscan countryside. Blending traditional design and modern facilities, the villa is the perfect holiday retreat. It can accommodate up to 8 people in 4 bedrooms.

### Ground Floor

- Fully-equipped kitchen with oven
- Living room with a stone fireplace
- Double room with en-suite bathroom
- Twin room
- Double room with en-suite bathroom and shower

### First Floor

- Double bedroom with en-suite bathroom and a balcony - ideal for relaxing in a chair in the sun and soaking up the panoramic views of the landscape.

## Outside Grounds

- Sun loungers and parasol
- Barbecue
- Parking
- Swimming pool (12x6 m, depth 0.9m to 2.20m)

## Facilities

- Wi-Fi
- Air-conditioning
- Hairdryer
- Mountain Bikes
- Washing machine and dryer
- Iron and board
- Fax machine



## Location & Local Information

Visitors to Tuscany come for many reasons. Many come in search of fine art and others to explore the extraordinary countryside. Gourmets and wine buffs descend on Tuscany to enjoy the simple but wonderful cuisine and wine. Walkers enjoy the mountain paths, cyclists the rolling hills, and summer vacationers the sea coast and islands. Students come to learn the beautiful Italian language and culture.

From the Etruscans to the Romans to the Renaissance, Tuscany is possibly the greatest repository of art in the world, from extraordinary paintings and sculptures to frescoes and architectural masterpieces. This captivating region is a hub of Italian life, boasting the finest dining, the finest wines and breathtakingly picturesque scenery.

Villa Di Campagna is situated in the centre of Valdichiana, close to Arezzo and Cortona. The villa offers the possibility of quickly reaching the main historical and artistic sites. Florence, Siena, Perugia, Montepulciano, Assisi and Orvieto are all a short driving distance away.

## Local Amenities

Nearest Airport	<b>Siena Airport (75km)</b>
Nearest Airport	<b>Perugia Airport (70km)</b>
Nearest Village	<b>Frattecciola (3km)</b>
Nearest Town/City	<b>Arezzo (32km)</b>
Nearest Restaurant	<b>Frattecciola (3km)</b>
Nearest Bar/Pub	<b>Creti (1.5km)</b>
Nearest Supermarket	<b>Frattecciola (3km)</b>
Nearest Train Station	<b>Camucia-Cortona (11km)</b>



## What Oliver loves...

- The villa's location, perched on a hilltop within the Micheli Estate, offers awe-inspiring, postcard-worthy panoramic views

## What you should know...

- Car hire is recommended in order to enjoy the best of Tuscany & Umbria

# Terms & Conditions

- Security deposit: €500 payable on arrival and will be refunded in full after departure subject to damage inspection.
- Arrival time: 4.00 p.m.
- Departure time: 9.30 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Extra €100, payable locally in cash. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside only.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Internet access?: Wi-Fi connection available for €5.
- Heating costs included?: Extra cost payable locally in cash and based upon consumption.
- Other Ts and Cs: Air conditioning is not included in the rental price but is payable locally in cash and based upon consumption.
- Tax: Italian Visitors Tax payable locally (typically costs approximately between €1-€3 per adult per night- please enquire if exact amount is required).
- Changeover day: Saturday in July and August. Flexible during all other periods.
- Pool towels included?: No.